



Apt 5, Bookbinder House, 1 Kingsdown Parade
Guide Price £340,000

RICHARD
HARDING

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Kingsdown, Bristol, BS6 5UD

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A bright and spacious 2 double bedroom (one of these is an internal room which could double as a study) flat enjoying its own private entrance, a generous living space and ample storage within this peaceful development. The development of Bookbinder House was renovated in 2018 by local developers with exacting standards and attention to detail. This well-located period building has a beautiful blend of the latest contemporary interiors whilst retaining the essence of this Edwardian industrial building.

Key Features

- A superb apartment in a prime location of sought after historic Kingsdown, just nestled above the BRI hospital and a short stroll from the city centre, Park Street, Bristol University and the Triangle, whilst also being within easy reach of Whiteladies Road, Clifton Village and Bristol Harbourside. The perfect location to enjoy the city whilst the flat remains incredibly tranquil.
- 3 years remaining on the building guarantee.
- Triple glazed windows.
- **Accommodation:** open plan living/dining/kitchen room, bedroom 1, internal double room which could be a study or another bedroom, bathroom/wc and utility cupboard.
- **Outside:** paved patio area and secure communal bike storage.

ACCOMMODATION

OPEN-PLAN LIVING/KITCHEN/DINING SPACE: (23'9" x 22'6") (7.23m x 6.85m) a fabulous social kitchen/dining/living space with feature arched triple glazed windows and part double glazed doors.

Living/Dining Area: the living space has feature exposed structural beams and columns, giving the apartment a loft style. Doors leading off to bedroom 1, bedroom 2/internal study room and generous bathroom. Wood flooring and underfloor heating, further doors off to utility room and recessed storage cupboard. Video entry intercom system, thermostat controls for underfloor heating, alarm control panel and corner cupboard housing a gas boiler.

Kitchen Space: Bespoke kitchen which was sourced and supplied by Arlberry Bespoke, a local interior designer, with overhanging breakfast bar, a range of wall and base units with cupboards and drawers and Silestone worktop over, integrated appliances including a Bosch stainless steel oven, 4-ring induction hob, fridge/freezer, full size Bosch dishwasher, extractor fan and Bosch microwave oven.

BEDROOM 1: (13'0" x 9'3") (3.95m x 2.82m) double bedroom with feature arched triple glazed windows to front, thermostat control for underfloor heating, telephone and tv points.

BEDROOM 2/INTERNAL STUDY: (9'11" x 9'0") (3.01m x 2.740m) useful additional space perfect for a study but is currently laid out as a second bedroom/guest room with inset spotlights, telephone point, underfloor heating with thermostat control, glazed panel providing some borrowed light from the living space.

BATHROOM/WC: white suite comprising panelled bath with chrome effect mixer taps and shower attachment over, wall mounted wash hand basin with built in drawer beneath, low level wc with concealed cistern, chrome effect heated towel rail, recessed alcove shelf with large built in mirror and inset spotlights over, part tiled walls, shaver point, extractor fan and underfloor heating.

UTILITY CUPBOARD: plumbing for washing machine, cupboard concealing high pressure hot water cylinder, fuse box and plenty of storage.





OUTSIDE

PATIO AREA: upon exiting the flat to the left there is a private section of patio with boundary fence and gate, perfect for table and chairs to enjoy some alfresco dining and could double as a private bike store.

COMMUNIAL BICYCLE SHED: a secure communal area with plenty of bike racks for the six apartments in the development plus the three houses.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 25 January 2018. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,635. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

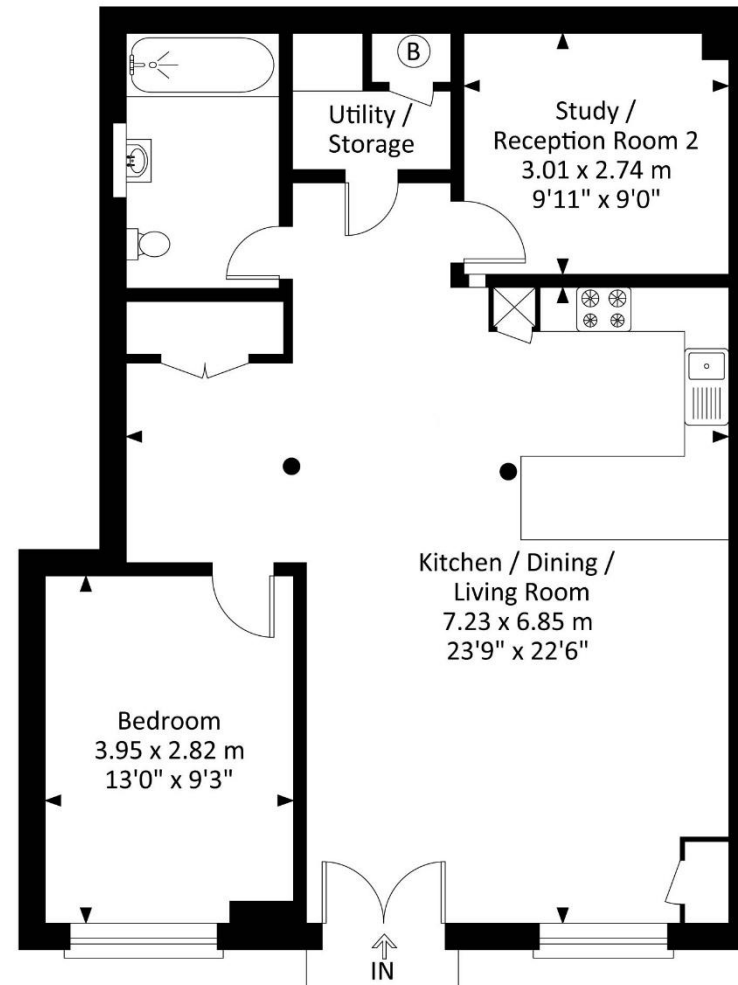
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 72.96 sq m / 785.33 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.