



Flat 14, Tuscany House, Durdham Park
Guide Price £350,000

RICHARD
HARDING

Flat 14, Tuscany House, Durdham Park

Redland, Bristol, BS6 6XA

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A unique 1 double bedroom top floor flat with a private roof terrace garden and single garage. Forming part of a grand Grade II listed Victorian building a short distance from the Downs and Whiteladies Road with attractive communal gardens.

Key Features

- Tuscany House is a Grade II listed mid-19th Century Italianate style house now converted to flats.
- Private roof terrace, garage, private off-street parking space and attractive communal gardens.
- Located in the CN residents parking scheme and in the Downs Conservation Area.
- Situated on the pleasant leafy fringes of the Downs, this apartment also offers convenient access to all amenities of Blackboy Hill/Whiteladies Road, Coldharbour Road and North View.

ACCOMMODATION

APPROACH: the property is approached over a pedestrian path to a grand covered entrance porch with ionic columns, with intercom entry phone and large door leading through to communal hallway. Through the communal hallway two flights of stairs lead to the private entrance to this flat, which can be found on the right hand side.

ENTRANCE HALLWAY: a short hallway with doors leading to the living space, bedroom and bathroom, with a large storage cupboard to the left.

LIVING ROOM: (26'2" max x 15'9" max) (7.97m x 4.81m) two large double glazed Velux windows flood the room with natural light, intercom entry phone system, radiator. Double doors leading to roof terrace, door leading to large walk-in storage cupboard which houses the boiler. Opening leading to:-

KITCHEN: (16'7" x 5'10") (5.05m x 1.78m) the kitchen was fitted in 2021 and includes a range of wall and base level units with worksurface over, large double glazed Velux window to side elevation, plumbing for washing machine, space for freestanding fridge/freezer, electric oven with 4 ring hob, tiled splashback, integrated sink with swan neck mixer tap over and drainer unit, integrated Neff dishwasher, ceiling spotlights and a radiator.

BEDROOM: (17'5" x 16'0") (5.30m x 4.88m) a large double bedroom with two large double glazed Velux windows enjoying pleasant views over towards Durdham Downs, radiator and split level flooring which would be perfect for built-in wardrobes.

BATHROOM/WC: three piece suite comprising low level wc, pedestal wash hand basin with swan neck mixer tap, storage below and mirrored cupboard above. Panelled bath with mains fed shower with glass screen enclosure, part tiled walls, shaver point, extractor fan and mains fed towel radiator.





OUTSIDE

ROOF TERRACE: (12'5" x 11'2") (3.78m x 3.40m) a lovely private space that is accessed via the living room and overlooks the communal gardens. The current owners installed a new roof in 2024, ensuring it's water tight. Plenty of space for outdoor seating and small potted shrubs.

GARAGE: the property benefits from a single garage of masonry construction with concrete hardstanding and a standard up and over door, flat roof and no power or lighting.

COMMUNAL GARDENS: the property further benefits from extensive lawned communal gardens.

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 1 January 1982. We further understand that the property owns a share of the Freehold of the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,605.80. This information should be checked by your legal adviser.

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

PLEASE NOTE:

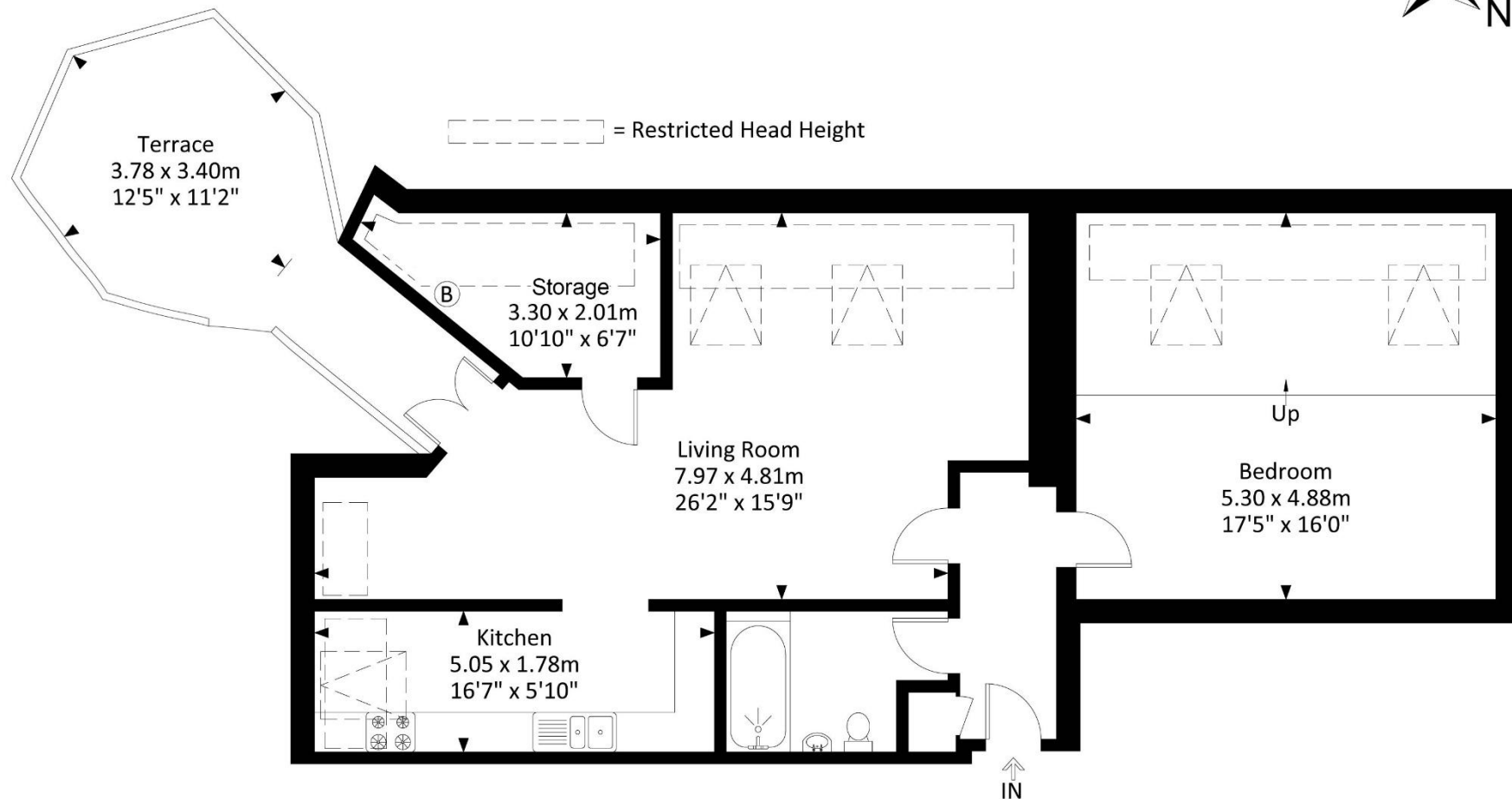
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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	74 C	78 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 = 85.38 sq m / 919.02 sq ft
(Excluding Terrace)



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.