



Third Floor Flat, 11 Victoria Court, Durdham Park
Guide Price £475,000

RICHARD
HARDING

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Redland, Bristol, BS6 6XS

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A modern 3rd floor purpose built balcony apartment of circa 1,100 sq. ft. with a very large reception room, separate kitchen, 2 double bedrooms, 2 bath/shower rooms and a single garage.

Key Features

- An exceptionally convenient and well-located apartment being a few hundred yards to the amenities and bus stops on Whiteladies Road and the Downs with over 400 acres of recreational space.
- Covered south west facing balcony.
- Due to the location and well-run management company Victoria Court is a highly regarded and sought after apartment block.
- Double glazed windows and gas fired central heating.
- Well-presented owner-occupied finish throughout.
- Outside: extensive communal gardens, balcony and garage.
- One of sixteen apartments over five floors with generally three apartments per level, served by a lift with the penthouse occupying the top floor.
- Offered with no onward chain so a prompt move is possible.

ACCOMMODATION

APPROACH: driveway approach with visitor parking spaces and garaging. Communal entrance door opens into communal hallway from which the stairs and lift rise to the third floor, where the property is accessed from the lobby.

ENTRANCE HALLWAY: long hallway with radiator to side and five doors leading from it.

Storage Cupboard: storage cupboard with clothes rail with metal enclosed modern electric consumer unit.

SITTING ROOM: (20'0" x 16'10") (6.09m x 5.14m) impressive dual aspect room with sliding patio style doors with far reaching views opening onto balcony with further double glazed windows to side overlooking the gardens. BT open reach connection, radiator, phone intercom entry system, wall mounted heating controls. Opening through to:-

KITCHEN/DINING AREA: (21'9" x 7'0") (6.63m x 2.14m) open plan with adjacent room, double glazed window with further secondary glazing above, composite 1 1/3rd sink with swan neck mixer tap and drainer set into square edged work surfaces with upstand and tiled splashback, eye and floor level kitchen units, larder style drawers, wall hung Ideal logic max combi2 C30 boiler, integrated 4-ring electric ceramic hob with extractor hood over opposite integrated tall fridge/freezer, space for under counter washing machine and integrated dishwasher.

Dining Area: space for dining table, radiator to side and cupboard with wooden work surface over providing space for further kitchen appliance.

BEDROOM 1: (15'1" x 10'11") (4.61m x 3.32m) sliding windows with secondary glazing and far-reaching views and radiator below, built in wardrobes, internal door to:-

En-Suite Shower Room/WC: obscured glazed window to side elevation, walk in shower cubicle with side screen, tiled walls, mixer shower with hose attachment, wall hung hand basin with mixer tap, close coupled wc, mirrored medicine cabinet, tiled flooring and a radiator.

BEDROOM 2: (15'2" x 10'11") (4.63m x 3.32m) sliding windows with secondary glazing and far-reaching views and radiator below & built in wardrobes.

BATHROOM/WC: accessed from the hallway, an internal bathroom with white suite comprising pedestal hand basin with mixer tap into tiled enclosure with fixed wall mirror and shaving point over,





tiling extending over acrylic bath with mixer shower with storage cupboard behind. Close coupled wc, radiator, extractor fan.

OUTSIDE

COMMUNIAL GARDEN: lawned communal gardens.

BALCONY: (16'8" x 4'7") (5.07m x 1.40m) the property benefits from a south west facing balcony approximately the width of the sitting room which is covered and provides far reaching views.

GARAGE: (16'0" x 7'11" with door opening width of 7'0" / 2.13m) (4.88m x 2.42m) a single garage with up and over door and flat roof in the rear rank of garages to the right hand side of the building.

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 1981. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,639.94. This information should be checked by your legal adviser. The property is externally managed by BNS as of October 2025.

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

PLEASE NOTE:

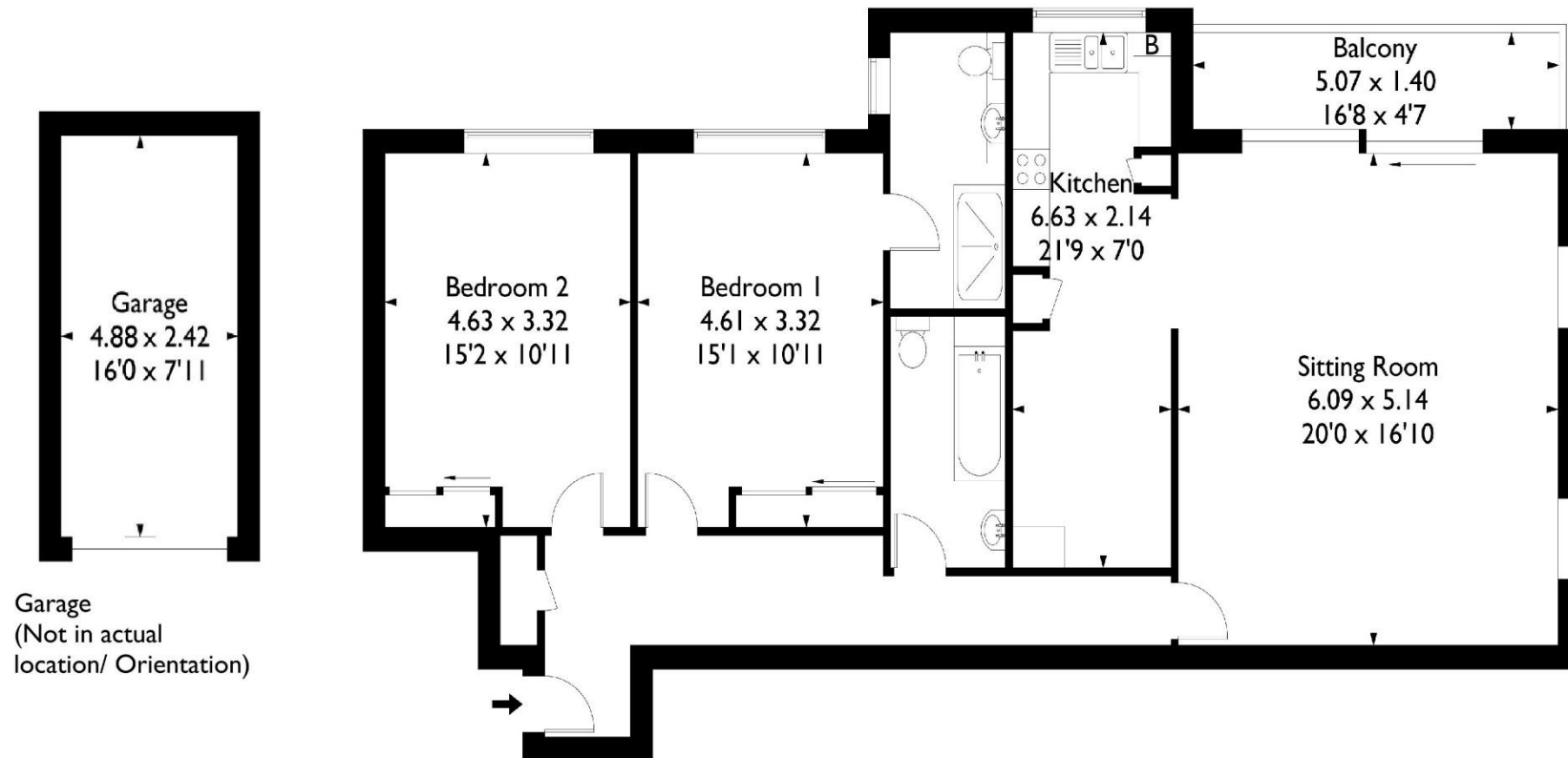
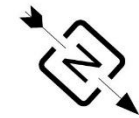
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	75 C	79 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.

Victoria Court, Durdham Park, Redland, Bristol BS6 6XS

Approximate Gross Internal Area 101.3 sq m / 1090.9 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.