



First Floor Flat, Flat 2 (Rear), 33 Woodstock Road

Guide Price £265,000

P Permit holders only
RD
Mon - Fri
9 am - 5 pm

RICHARD
HARDING

First Floor Flat (Flat 2) Rear, 33 Woodstock Road

Redland, Bristol, BS6 7EW

RICHARD
HARDING

A bright and exceptionally well presented 1 double bedroom first floor apartment set in one of Redland's finest tree-lined roads with open plan kitchen/sitting room. No onward chain.

Key Features

- **Accommodation:** entrance hallway, open plan kitchen/sitting room, double bedroom, shower room/wc.
- **Brand new kitchen and shower suite.**
- **Contemporary feel throughout with light filled rooms and tall ceilings.**
- **Gas central heating via combination boiler.**
- **Located in the Redland (RD) residents parking zone.**

ACCOMMODATION

APPROACH: from the pavement of Woodstock Road, proceed up the communal pathway where the main entrance door can be found immediately in front of you. Hardwood front door leads into communal vestibule, which in turn leads to the entrance hallway. Proceed up the staircase to the first floor landing, where the private entrance door to flat 2 can be found on the left hand side.

ENTRANCE HALLWAY: tall ceilings, two wall light points, area for cloaks storage, coving. Doors leading to open plan kitchen/sitting room, bedroom and shower room/wc. Door entry intercom system.

KITCHEN/SITTING ROOM: (19'3" x 15'5") (5.86m x 4.70m) described separately as follows:-

Kitchen Area: a brand new kitchen comprising of wall, base and drawer units with square edged laminate worktop over, inset stainless steel sink with drainer unit to side and swan neck mixer tap over, integrated oven with hob and extractor fan over, washing machine and upright fridge/freezer, inset ceiling downlighters, tiled surrounds, double glazed window overlooking rear elevation, tile effect vinyl flooring.

Sitting Area: ceiling light point, double glazed window overlooking rear elevation, cast iron period fireplace, cornicing, radiator, ample space for sofas and small dining room table & chairs, moulded skirting boards.

DOUBLE BEDROOM: (14'8" x 9'4") (4.48m x 2.85m) a double bedroom with tall ceilings, cornicing, ceiling light point, two period sash windows overlooking the side elevation, radiator, telephone point, tall moulded skirting boards, wall light point.

SHOWER ROOM/WC: a modern white shower room suite comprising of low level wc, pedestal wash hand basin, double shower enclosure with system fed waterfall shower and separate detachable shower over, tiled surrounds, wall mounted Worcester combi boiler concealed in built-in cupboard, inset ceiling downlighters, vertical wall mounted chrome towel radiator, extractor fan, tile effect vinyl flooring, moulded skirting boards.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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.

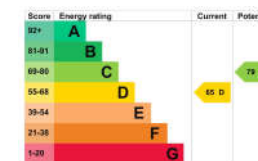
TENURE: it is understood that the property will be Leasehold with a new 999 year lease being created to commence on the date of sale. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £330.28 p.a. This information should be checked by your legal adviser.

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

PLEASE NOTE:

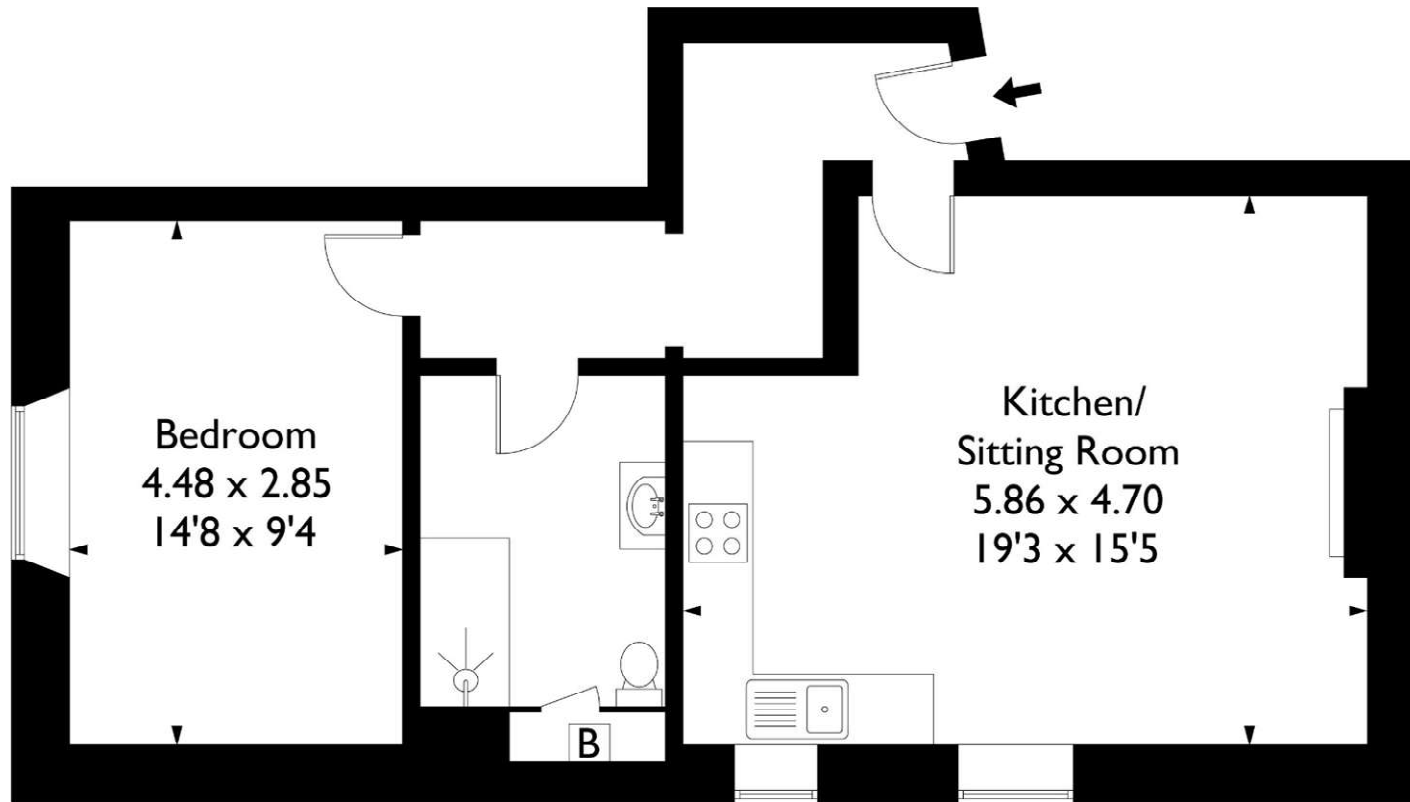
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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



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

First Floor Flat 2, Woodstock Road, Bristol, BS6 7EW

Approximate Gross Internal Area = 54.16 sq m / 582.97 sq ft



First Floor

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.