



First Floor Flat, 27 Waverley Road
Guide Price £375,000

RICHARD
HARDING

First Floor Flat, 27 Waverley Road

Redland, Bristol, BS6 6ES

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Situated on the first floor of a striking Victorian building conveniently nestled between Whiteladies Road and Gloucester Road, a golden opportunity to acquire this light and stylish 2 bedroom apartment which has recently undertaken an entire renovation by the current owners subsequently benefitting from being finished to a sublime standard throughout.

Key Features

- This beautiful two-bedroom apartment has recently undergone an entire refurbishment from the current owners, including new kitchen and bathroom amongst a variety of other new additions subsequently benefitting from being finished to a high standard throughout.
- Flooded with natural light from the front, side and rear elevations.
- Nestled on the first floor of a handsome semi-detached Victorian building situated within a first class Redland location.
- CM residents parking scheme in operation in this area.
- Highly prestigious central Redland location located just off Hampton Road, offering convenience and ease of access to all central areas, the shops, cafes and restaurants of Cotham Hill/Whiteladies Road, Redland train station and Cotham Gardens Park. Only a little further afield are over 400 acres of green space on offer from Durdham Downs as well as the "hustle and bustle" on offer from Gloucester Road which is still within walking distance.

ACCOMMODATION

APPROACH: accessed from pavement via a level pathway which leads up to the communal front door with intercom entry system. This opens to:-

COMMUNAL ENTRANCE HALL: carpeted staircase with beautiful wooden balustrade ascends to the first floor where the private entrance to the apartment can be found immediately in front of you.

PRIVATE ENTRANCE HALLWAY: a wide and welcoming hallway with light flooding in from a partially frosted sash window to side elevation. Laid with fitted carpet, radiator, ceiling light point. Doors radiate to:-

SITTING ROOM: (15'8" x 11'9") (4.77m x 3.58m) a well-proportioned light filled room with two single sash windows to the front elevation offering a leafy street scene. Laid with fitted carpet, radiator, TV and internet points, multiple ceiling light points, cast iron fireplace (not in use), picture rail. Wide wall opening to:-

KITCHEN: (11'7" x 7'10") (3.54m x 2.38m) comprehensively refurbished fitted kitchen comprising an array of wall, base and drawer units with square edged quartz work surfaces and inset Belfast sink, mixer tap, drainer unit and quartz splashback. Integrated electric oven, 4 ring gas hob over and extractor hood above. Integrated fridge/freezer, integrated washing machine. Tiled flooring, single sash window to front elevation with pleasant leafy outlook. Door opening to:-

AIRING CUPBOARD: large space with plenty of storage space, currently housing Worcester combi boiler.

BEDROOM 1: (14'7" x 11'8") (4.44m x 3.55m) good sized double bedroom with natural light flooding in via multi-paned sash window to the rear elevation. Laid with fitted carpet, radiator, cast iron fireplace (not in use), built-in wardrobes, ceiling light point.





BEDROOM 2: (8'3" x 7'9") (2.52m x 2.37m) natural light provided by sash window to rear elevation. Laid with fitted carpet, ceiling light point, radiator.

BATHROOM/WC: suite comprising low level wc, panelled bath with wall mounted shower over, shower screen and tiled surround, pedestal wash handbasin with mixer tap over and tiled splashback. Natural light provided by frosted window to side elevation. Ceiling light points, heated towel radiator, tiled flooring.

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.

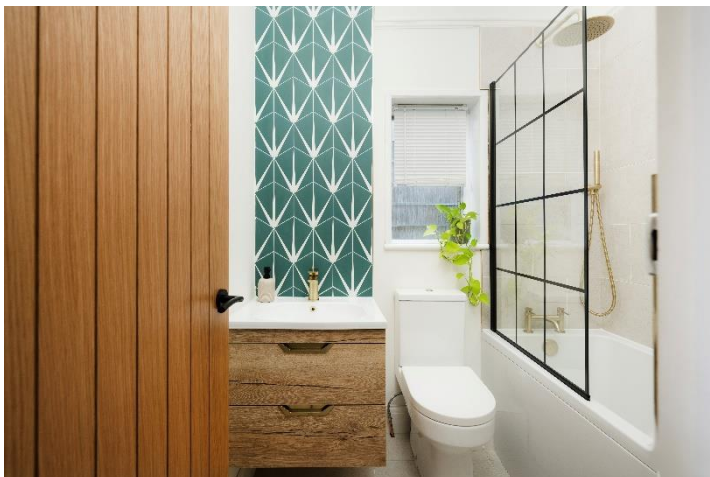
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 24 June 1981 with a ground rent of £10 pa. The land is also subject to a perpetual yearly rent charge of £7.16s.0d. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £110. 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.

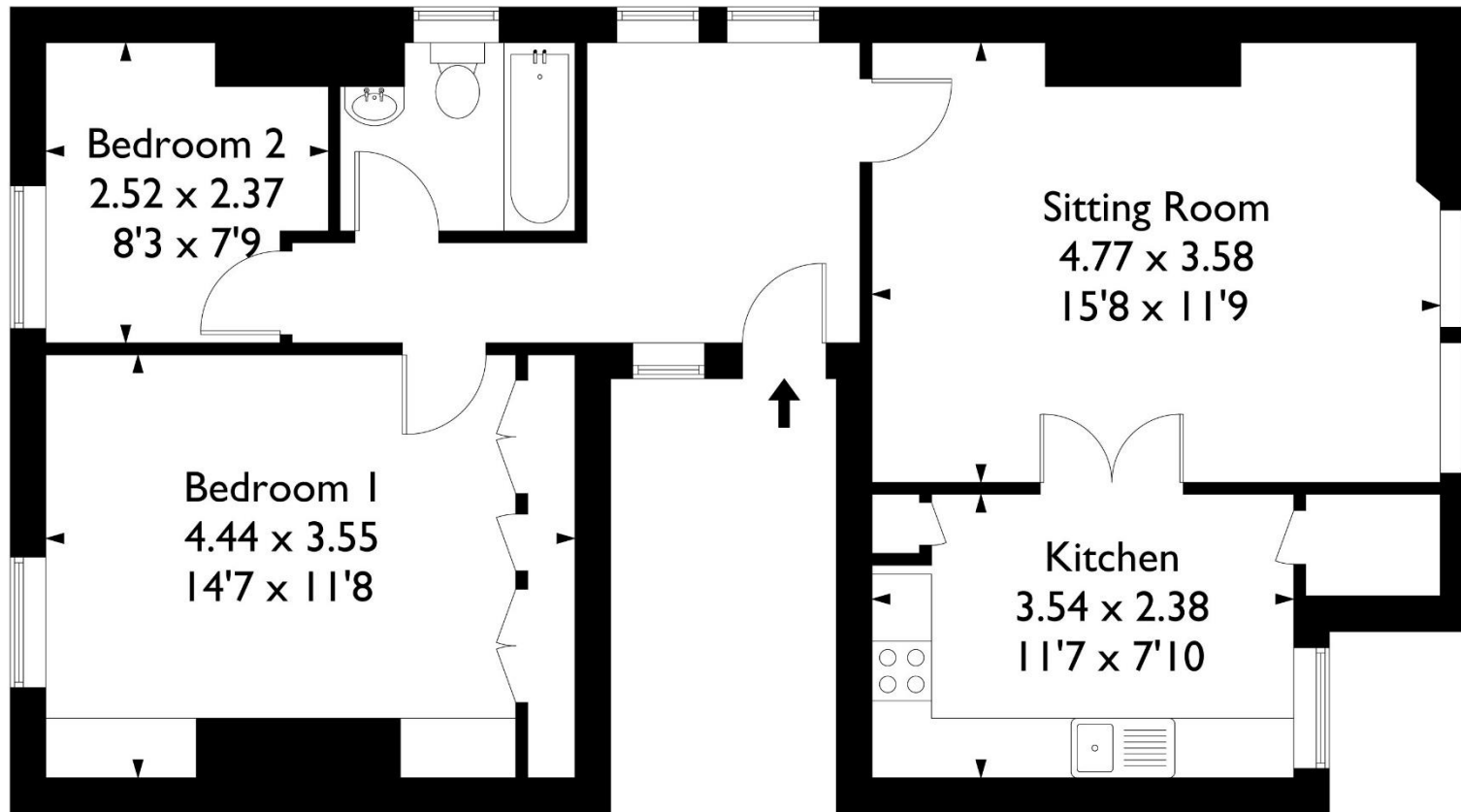


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

Waverley Road, Redland, Bristol BS6 6ES

Approximate Gross Internal Area 60.30 sq m / 649.10 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.