



Garden Flat, Flat 1, 2, Redland Court Road

Guide Price £550,000

RICHARD  
HARDING



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Redland, Bristol, BS6 7EE

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Set within a semi-detached Victorian period building – a well appointed 2 double bedroom, 2 bath/shower room garden apartment of circa 1,185 sq.ft., with semi open plan kitchen/dining/sitting room, off street parking and well stocked private rear garden.

## Key Features

- Located within 380 metres of Redland Green School, convenient for Redland railway station (only a 2-3 minute walk), local shopping on Whiteladies Road and Gloucester Road.
- **Accommodation:** reception landing with large storage cupboard, staircase to ground floor, semi open plan kitchen/dining/sitting room, 2 double bedrooms and 2 bath/shower rooms.
- **Outside:** off street parking space to the front and mature private rear garden.
- Sold with no onward chain.





## ACCOMMODATION

**APPROACH:** from the pavement, proceed up the paved pathway (hardstanding parking space for one vehicle to the right hand side). The communal entrance door can be found on the right hand side, in addition, there is a wrought iron gate with pathway leading down the side of the property where a wooden gate gives access to the private rear garden.

**COMMUNAL ENTRANCE HALL:** via hardwood front door with obscure glazed panels to either side and fan lights above, the private entrance door to the property can be found immediately in front of you.

**ENTRANCE HALLWAY:** inset ceiling downlights, staircase with large storage cupboard (7'10 x 3'8) with ceiling light point. Staircase descends to the lower ground floor.

## LOWER GROUND FLOOR

**LANDING:** door entry intercom system, inset ceiling downlights, two wall light points, wall-mounted column radiator, moulded skirting boards, door radiate to:-

**KITCHEN/DINING/ SITTING ROOM:** semi open plan and described separately as follows:-

**Kitchen:** (14'5 x 11'2) (4.40m x 3.40m) shaker style kitchen comprising an array of wall, base and drawer units with deep wooden worktops over, matching upstands and 1½ bowl sink and drainer. Integrated appliances include Neff single oven with induction hob and extractor fan over, freezer and dishwasher. Space for upright fridge/freezer. Under unit/kickboard fan heated (pipes installed for radiator if required). Inset ceiling downlights, extractor fan, double glazed sash window overlooking the private rear garden, oak flooring, moulded skirting boards. Three steps lead up to:-

**Sitting Room:** (17'9 x 14'8) (5.41m x 4.47m) inset ceiling downlights, two wall light points, two radiators, oak flooring, windows overlooking the rear elevation plus double glazed door giving access to the private rear garden. Ample space for sofas. Square opening leading through to:-

**Dining Area:** (10'10 x 7'5) (3.29m x 2.25m) inset ceiling downlights, wall mounted radiator, oak flooring, moulded skirting boards. Space for dining furniture.

**BEDROOM 1:** (14'7 x 13'1) (4.45m x 4.0m) double bedroom with two double glazed sash windows to front elevation, inset ceiling downlights, wall mounted column radiator, tall moulded skirting boards, built-in sliding wardrobes with a variety of hanging rails and shelving.

**BEDROOM 2:** (14'7 x 11'8) (4.45m x 3.55m) double bedroom with two double glazed windows to the front elevation, inset ceiling downlights, built-in sliding wardrobes with hanging rails and shelving. Built-in storage to chimney recess, two wall lights, wall mounted column radiator, moulded skirting boards.

**BATHROOM/WC:** an immaculate bathroom suite comprising wall mounted wc with concealed cistern, wash handbasin with vanity unit beneath, curved bath with handheld shower over, inset ceiling downlights, extractor fan, fully tiled walls, chrome towel radiator, low level lighting, tiled flooring.

**SHOWER ROOM/WC:** a white suite comprising wall mounted wc with concealed cistern, large walk-in shower with waterfall rain head and handheld shower attachment, oval sink set on quartz worktop, inset ceiling downlights, built-in mirror with wall light, fully tiled walls, wall mounted towel radiator, low level lighting.

**Built-in utility cupboard** with space and plumbing for washing machine, shelving above, tiled flooring.

## OUTSIDE

**FRONT:** driveway parking for one vehicle.



**REAR GARDEN: (55'0 x 25'0) (16.75m x 7.61m)** a beautifully landscaped garden predominantly laid to lawn with spacious patio extending from the sitting room. Fully enclosed by a combination of stone walls and timber fencing, the garden boasts an array of mature shrubs, trees and plants. In addition, there is a wooden shed with power supply and connected side access gate as well as an outside water tap.

## 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 April 2006. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £1,890.16. This information should be checked by your legal adviser. There is an extensive programme of external repair, maintenance and refurbishment works planned (external decoration of 1-2 Redland Court Road including painting of windows frames, facias, front door, upgrades to fire doors and communal cupboards to comply with fire safety regulations 2022 plus internal communal decorations). The Management Company anticipates the seller's contribution of these works would be an estimated £12,000.

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

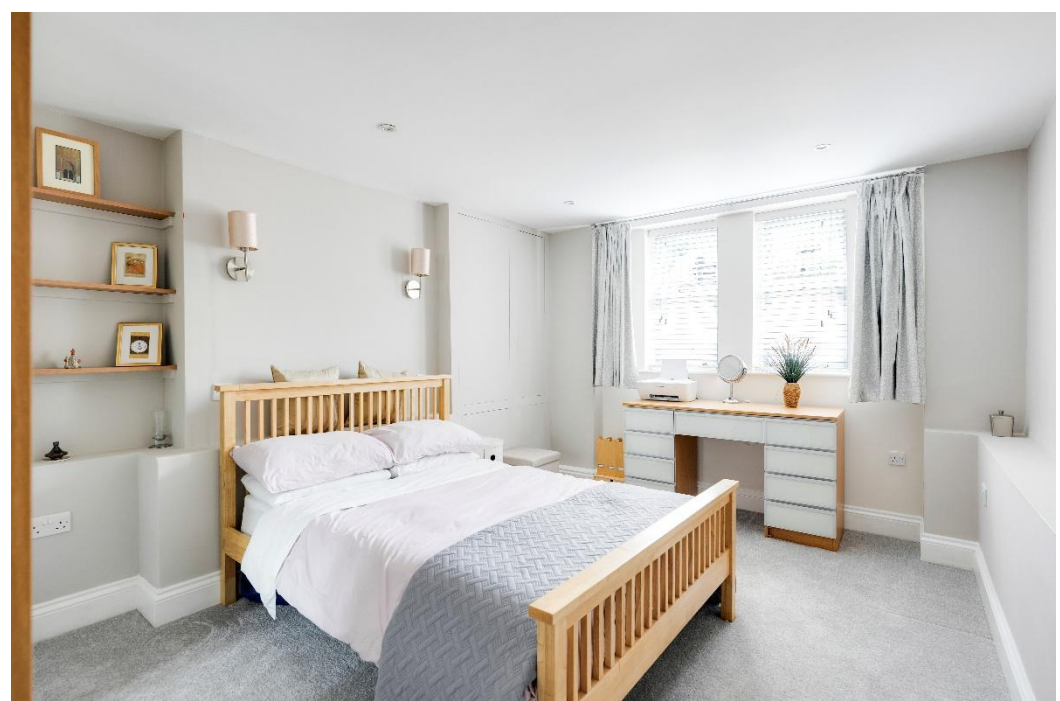
### PLEASE NOTE:

- 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

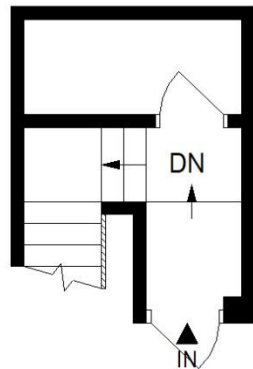
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



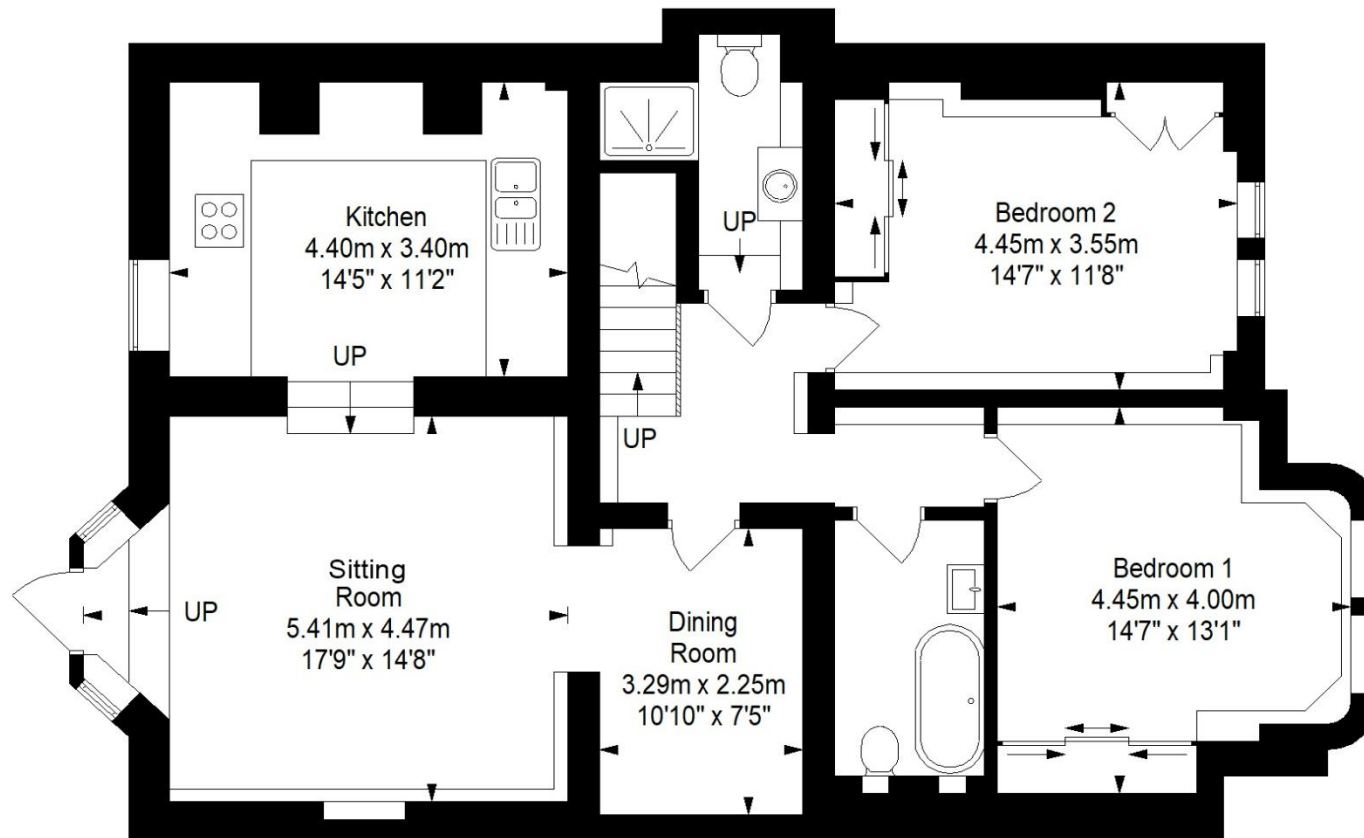


# Garden Flat, Redland Court Road, Redland, Bristol, BS6 7EE

Approximate Gross Internal Area = 110.2 sq m/ 1186.2 sq ft



**Ground Floor**



**Lower Ground Floor**

**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.

All Efforts have been made to ensure its accuracy at time of print