



£2100 pcm – No Bills Included.

Ground Floor Garden Flat, 95 Redland Road, Redland,  
Bristol, BS6 6RB





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AVAILABLE AUGUST 2024 - 12 Month Contract – UNFURNISHED - SPACIOUS two double bedroom garden flat found in the heart of Redland with parking. LARGE garden. Presented to an extremely high standard. Recent Kitchen, bathroom & decorations, some original features/high ceilings. Professionally Cleaned.

SPACIOUS Well Presented Garden Flat. | Found in the Heart of Redland. | LARGE Rooms with Feature High Ceilings. | Two Double Bedrooms. Two Separate Reception Rooms | Unfurnished - White Goods Included. MODERN Kitchen & Bathroom. | Gas Central Heating & Sash Windows. | Some Original Features. Modern Carpets & Decorations | LARGE c.51 ft Rear Garden. | Available August. 12-Month Contract. 05-Week Deposit.



AVAILABLE AUGUST 2024 - An Impressive and spacious unfurnished two double bedroom, two separate reception room ground floor garden flat found in the heart of Redland minutes from Redland railway station. This flat has a communal entrance hallway shared with one other property, an entrance door leads to the ground floor accommodation. You are met with an impressive 18ft hallway with useful area for a workstation, ideal area for working from home.

Original style doors give access to two spacious double bedrooms, modern family bathroom with a separate WC, wall mounted gas combination boiler, a mixture of sash and double-glazed windows.

Moving through to the reception rooms, you'll enter the lounge which boasts high ceilings and original style features, the dining room offers a spacious area for the family to entertain found next to the modern kitchen. The modern kitchen provides ample storage space, modern hi-gloss wall and base units, modern worktops, impressive under lighting & white goods (cooker, washing machine & fridge freezer), with access to the modern bathroom with a separate WC. Outside to the rear can be found a mature well maintained c.51 ft garden with patio area and main garden laid to lawn with a selection of plants.

**NB. Please note the landlord will be developing the lower/basement flat soon and building works will take place, the small, lowered patio area at the rear of the property will be allocated to the lower / basement flat.**





**Full details will be given on your viewing.**

No Parking supplied – Bristol City Council permit parking in area – <https://www.bristol.gov.uk/parking/residents-parking-schemes>

The properties' location is very close to perfect, within easy distance by bus or rail from the City. Stroll to Gloucester Road (A38), Zetland Road or Whiteladies Road for fabulous and diverse restaurants, bars, many local independent shops and the Cube cinema. Redland railway station is just a few minutes' walk away. NO SMOKERS, NO STUDENTS. Ideal for one or two tenants, a couple or a small family. Maximum of two professional mature tenants only in full time permanent employment. Unsuitable for pets.

Unfortunately, due to the local council additional scheme the landlord cannot allow 3 x adults to live at the property. Unfurnished (white goods only). 05-Week Deposit. 12-Month Contract. Available August 2024. Council Tax Band D (Bristol City Council) and EPC Rating D. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing or visit the Ofcom website. The flat will benefit from modern clean decorations, modern clean carpets, recently added kitchen and bathroom and the property will be professionally deep cleaned and carpets professionally shampooed on entry. The landlord expectation is for the property to be returned in the same condition as per check in, with the property being professionally cleaned and carpets professionally shampooed on exit paid for by the tenant supplying an invoice as evidence. Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

Maximum of Two Professional Tenants on Full Time Permanent Contracts with a UK company earning +£31,500 pp pa. (Combined earnings +£63,000 pa). NB. To pass standard referencing - An annual combined household income of approx. +£63,000 pa (30 x rent +£63,000 pa / 2 = +£31,500 pp pa) from full time



permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID Check, government right to rent check). If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing. Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£75,600 pa / 2 = +£37,800 pa pp) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check).

ENTRANCE HALL -18' 1" x 3' 2" (5.51m x 0.97m).  
 LOUNGE -19' 9" into bay x 13' 10" (6.02m x 4.22m).  
 BEDROOM ONE -15' 2" x 13' 1" (4.62m x 3.99m).  
 DINING ROOM -15' 4" x 12' 6" (4.67m x 3.81m).  
 BEDROOM TWO -21' 2" into bay x 16' 6" (6.45m x 5.03m).  
 KITCHEN -9' 7" x 8' 2" (2.92m x 2.49m).  
 BATHROOM -5' 7" x 4' 4" (1.7m x 1.32m).  
 WC -4' 5" x 2' 5" (1.35m x 0.74m).  
 REAR GARDEN -51' x 32' (15.54m x 9.75m).



### **MATERIAL INFORMATION.**

#### **Part A**

Council Tax / Domestic Rates – Council tax band D – Bristol City – Reference – 15235095008.

Asking price - £2100 pcm – No Bills Included.

\*Tenure – Freehold

Service charges - £0.00

Management fees - £0.00

Ground rents - £0.00

Estate changes - £0.00

Other Charges due relating to the building or property - £0.00

#### **Part B**



Property type – Split level two-bedroom ground floor flat with garden – Building is split into 3 properties (basement flat – under development, ground floor and first floor maisonette.

Property construction – Stone, brick, and tiled roof.  
 Number and types of rooms – 02-Bedrooms. 01-Bathroom. 01-Kitchen, 01-Lounge. 01-Dining Room. halls/stairs.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler.

Broadband – Availability.

download speed    Highest upload speed    Availability

Standard    17 Mbps    1 Mbps    Good

Superfast    76 Mbps    18 Mbps    Good

Ultrafast    1000 Mbps    220 Mbps    Good

Networks in your area - Openreach, Virgin Media

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE,

Three - <https://checker.ofcom.org.uk/>

Mobile signal/coverage – Availability.

Provider	Voice	Data
EE	Likely	Likely
Three	Limited	Limited
O2	Limited	Limited
Vodafone	Likely	Limited

<https://checker.ofcom.org.uk/>

Parking – No parking supplied – Local Council permit parking area. Tenants to contact the local council.

**Part C**

Building safety - Any improvements and issues reported in the last 10 years - None

Restrictions with building and lease - None

Rights and easements – N/A

Flood risk - None

Coastal erosion risk – None

Planning permission – None

Accessibility/adaptations – No

Coalfield or mining area – No

Energy Performance Certificate rating (EPC) – D -

Certificate number – 0080-2919-6090-2022-9051.



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