



Hall Floor Flat, 93 Lower Redland Road
Guide Price £310,000

RICHARD
HARDING

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Redland, Bristol, BS6 6SW

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A spacious 1 double bedroom hall floor flat with a private garden.

Key Features

- Ideal location with close proximity to Whiteladies Road and Redland Green Park.
- Brilliant bus connections to central areas.
- Private garden.
- Cellar (4.70m x 3.45m), perfect for storage or a workshop.

ACCOMMODATION

APPROACH: via main entrance door into the communal hallway where you will find the private entrance to the hall floor flat on the right-hand side.

BEDROOM 1: (12'7" x 11'6") (3.84m x 3.51m) good size bedroom, access to cellar, double glazed obscured windows to front elevation, and radiator on opposing wall.

KITCHEN: (10'4" x 7'0") (3.16m x 2.14m) double glazed windows to side elevation overlooking garden, fully equipped kitchen with stainless steel sink, eye to floor level kitchen units, integrated 4-ring electric hob with electric oven below, built in fridge/freezer, undercounter slimline dishwasher, wall mounted display shelving. Door into cupboard with a Worcester combi-boiler.

SITTING ROOM: (20'10" x 12'1") (6.36m x 3.68m) impressive lounge with French doors accessing the rear garden and radiator on opposing wall.

BATHROOM/WC: a pair of obscured glazed double glazed windows to rear elevation, partly tiled walls into bath corner, separate bath tub and shower, two radiators, hand basin with mixer tap set.

OUTSIDE

REAR GARDEN PLUS ADDITIONAL SIDE RETURN COURTYARD: block path leading onto a level fully enclosed brick rear garden perfect for landscaping.





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 2016. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. 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.



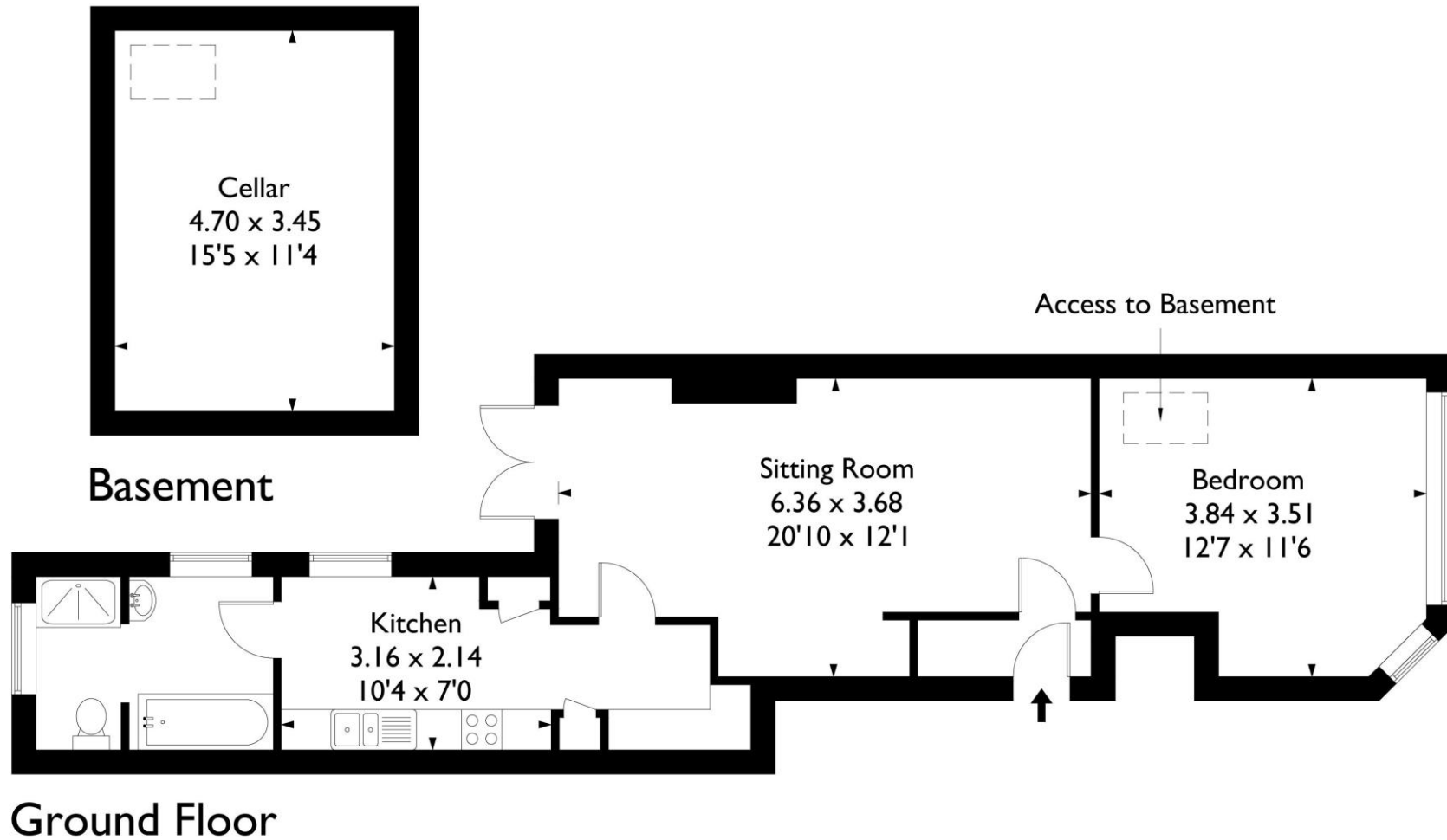
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area 49.8 sq m / 536.4 sq ft

Cellar Area 16.2 sq m / 174.5 sq ft

Total Area 66.0 sq m / 710.9 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.