



Garden Flat, 135 Redland Road
Guide Price £425,000

RICHARD
HARDING

Garden Flat, 135 Redland Road

Redland, Bristol, BS6 6XX

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An exceptional 2 double bedroom Victorian period garden apartment with bright south-westerly facing sitting room, separate kitchen and utility room. Benefitting from front and rear gardens plus private entrance.

Key Features

- Beautifully presented and well-balanced throughout, blending period charm with modern features and fittings.
- **Accommodation:** entrance hall, sitting/dining room, kitchen, bedroom 1, bedroom 2, bathroom and utility.
- **Outside:** private front garden laid to lawn, rear garden approx. 34ft x 23ft with large storage enclosure.
- Situated in Cotham North (CN) Residents Parking Zone.
- Highly desirable location within close proximity to Whiteladies Road and Chandos Road, plus the green open spaces of Redland Green and Durdham Downs.
- Within 420m of Redland Green Secondary School.

ACCOMMODATION

APPROACH: from the pavement steps and pathway lead to the left hand side of the building where the private entrance can be found.

ENTRANCE HALLWAY: (10'3" x 6'2" max) (3.12m x 1.88m) doors lead to the sitting room, kitchen, bedroom 1, bedroom 2, bathroom/wc and utility room, tiled flooring, cast iron radiator, inset downlights, moulded skirting boards.

SITTING/DINING ROOM: (17'5" x 14'1" max into bay) (5.31m x 4.29m) a light bay fronted room with an elevated south westerly facing aspect and double glazed windows, oak fireplace with bioethanol wood burning style stove, built-in cabinetry to either side of chimney breast, cornicing, cast iron radiator, moulded skirtings, wooden flooring, glass bricks which flood light into the kitchen.

KITCHEN: (8'11" x 7'7") (2.72m x 2.31m) fitted with a range of base and eye level units with granite worktop, inset sink with swan neck mixer tap and an instant boiling hot water tap, induction hob with extractor above, waist-height oven, fridge/freezer, integrated slimline dishwasher, tiled flooring, spotlights.

BEDROOM 1: (13'11" x 12'4") (4.24m x 3.76m) upvc double glazed door to the rear elevation, fitted wardrobes with sliding mirrored doors, coving, wooden flooring, cast iron radiator.

BEDROOM 2: (11'5" x 8'0") (3.48m x 2.44m) upvc double glazed window overlooking the rear elevation, ceiling light point, coving, cast iron radiator, wooden flooring.

BATHROOM/WC: (7'11" x 5'3") (2.41m x 1.60m) a modern white suite comprising low level wc with dual flush cistern, wash hand basin with vanity storage, bath with mains fed rainfall shower, tiled walls and flooring, frosted double glazed window to the side elevation, heated towel rail, built-in mirror with lighting and speaker, inset downlights.

UTILITY ROOM: (8'5" x 4'5") (2.57m x 1.35m) useful room with washing machine and tumble dryer, bespoke storage cupboards, combi boiler, window to side elevation, inset downlights, tiled flooring, cast iron radiator, slimline sink with tiled splashback, coats and shoe storage.





OUTSIDE

FRONT GARDEN: (16'8" x 15'10") (5.08m x 4.83m) mainly laid to lawn with a selection of herbs and plant borders.

REAR GARDEN: (section of the rear garden which is the area closest to the property **34ft x 23ft**) (10.36m x 7.01m) divided by a smart wooden trellis, the garden is mainly laid to patio with stone chippings, wooden sleeper steps, hedge and walled borders, large wooden shed suitable for storing bicycles, garden equipment etc, additional small wooden enclosure.

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 1000 year lease from 1 January 1989. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. 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 their behalf.
- 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 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.

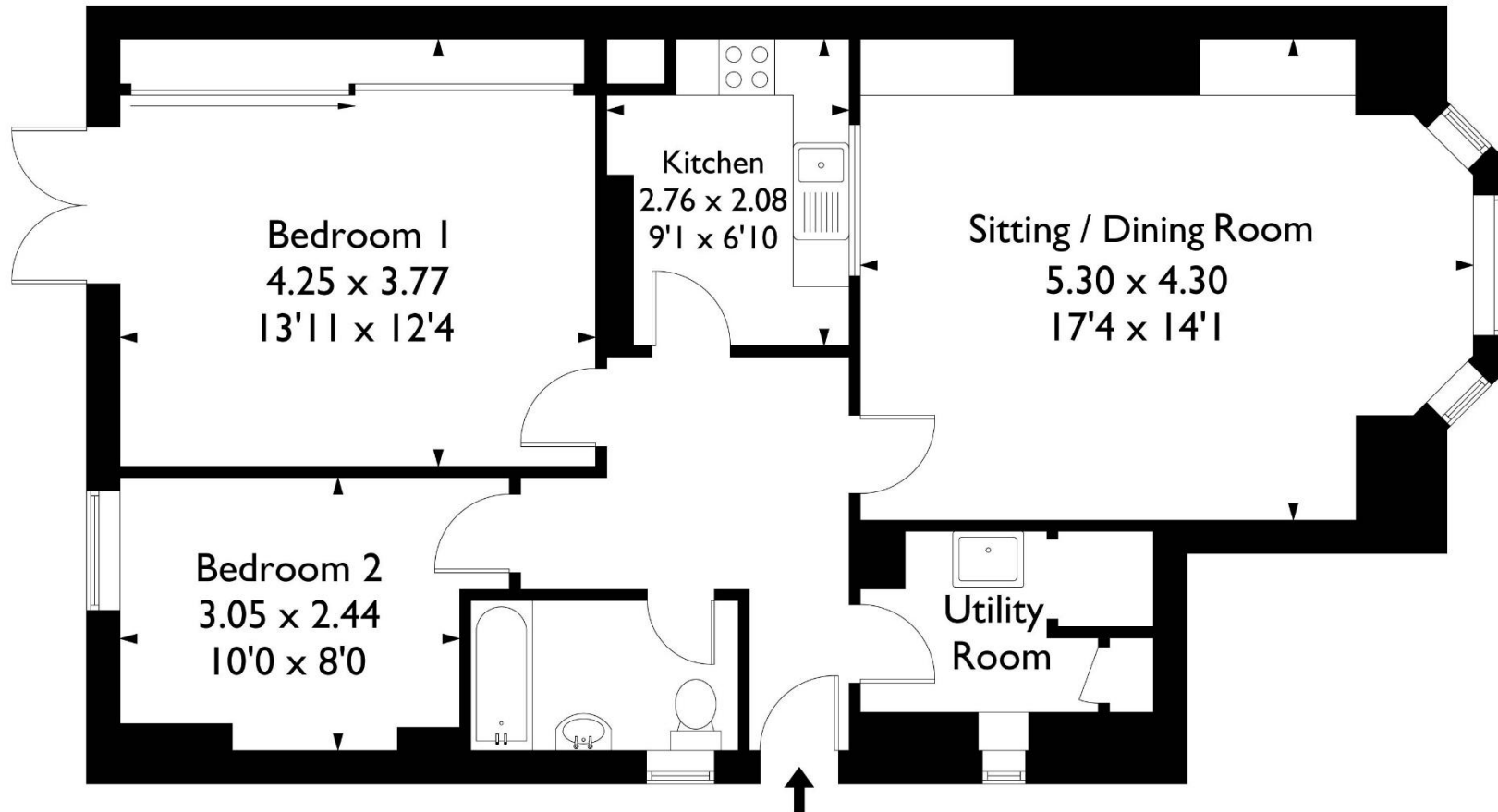


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area 69.50 sq m / 747.70 sq ft



Ground 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.