



Second Floor Flat, 7 Redland Park

Guide Price £385,000

RICHARD  
HARDING



# Second Floor Flat, 7 Redland Park, Redland, Bristol, BS6 6SA

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A well balanced (approx. 696 sq.ft.) and bright two-bedroom apartment situated on the second floor of an attractive stone fronted mid-Victorian building with almost immediate access onto Whiteladies Road, with the rare advantage of an allocated off-street parking space.

## Key Features

- Commanding an elevated and secure position on the second floor of a striking period building in a first-class Redland location.
- Allocated off street parking space.
- Two bedrooms.
- Separate kitchen (12'11" x 5'10").
- Flooded with natural light.
- Set in a central location within striking distance of Whiteladies Road and within easy reach of Chandos Road, Gloucester Road and Cotham Hil, whilst Clifton Down train station is only a short walk away.

## ACCOMMODATION

**APPROACH:** the property is accessed from pavement over a level tarmacked driveway where several steps ascend immediately in front of you to the communal wooden door. The driveway continues round to the rear of the building where the car park is found and the flat benefits from an allocated off-street parking space.

**COMMUNAL AREA:** accessed via the 4 panelled wooden communal door, access leads off to the hall apartment however carpeted staircase ascends to the second floor of this beautiful period building where the private entrance to the second-floor apartment can be found immediately in front of you via wooden door, which opens into: -

**ENTRANCE HALLWAY:** fitted carpet with moulded skirting boards, light point, fire alarm and access off to bedroom 2, bedroom 1, bathroom/wc, living room through to kitchen. Various wall mounted coat hooks.

**BEDROOM 1:** (14'7" x 13'4") (4.44m x 4.07m) laid with fitted carpet, natural light flooding in via the rear elevation via multi paned sash window with leafy outlook across towards the rear elevation. A well-proportioned bedroom with easy enough space for a king size bed, desk and wardrobes etc depending upon one's preferences. Adjacent to this is:

**BEDROOM 2:** (13'10" x 7'3") (4.22m x 2.2m) laid with fitted carpet, light point, moulded skirting boards, large integrated wardrobe and light coming in via the rear elevation via single sash window with the same leafy rear outlook as bedroom 1. A useful and versatile second bedroom.

**BATHROOM/WC:** lino tiled flooring, comprises of ceramic panelled bath cubicle with wall mounted shower head and controls and glass insert divide, floor standing wash hand basin with chrome tap, low level wc, light coming in via the rear elevation via a frosted sash window inset ceiling downlights, extractor fan, stylish tiled surround on four sides.







**LIVING ROOM: (14'11" x 13'8") (4.54m x 4.17m)** a bright room with light flooding in via the front elevation via multi paned sash window with leafy outlook across towards the street scene, laid with fitted carpets with moulded skirting boards, light point, access off to large storage cupboard housing the Worcester combination boiler, cast iron fireplace with wooden surround, tv and internet points, door leads through to:

**SEPARATE KITCHEN: (12'11" x 5'10") (3.94m x 1.77m)** light coming in via the side elevation via multi paned sash window. The kitchen comprises of a variety of wall, base and drawer units, integrated electric oven with 4 ring induction hob over and extractor hood above, space for free standing washer/dryer, square edged laminated worktops, ceramic 1½ bowl sink with integrated drainer unit beside and chrome swan neck tap over, extractor fan, light point, lino tiled flooring, moulded skirting boards.

## OUTSIDE

**PARKING:** the property benefits from an allocated off-street parking space which is found to the rear of the building.

## 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 May 1982. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £70. This information should be checked by your legal adviser.

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

### **PLEASE NOTE:**

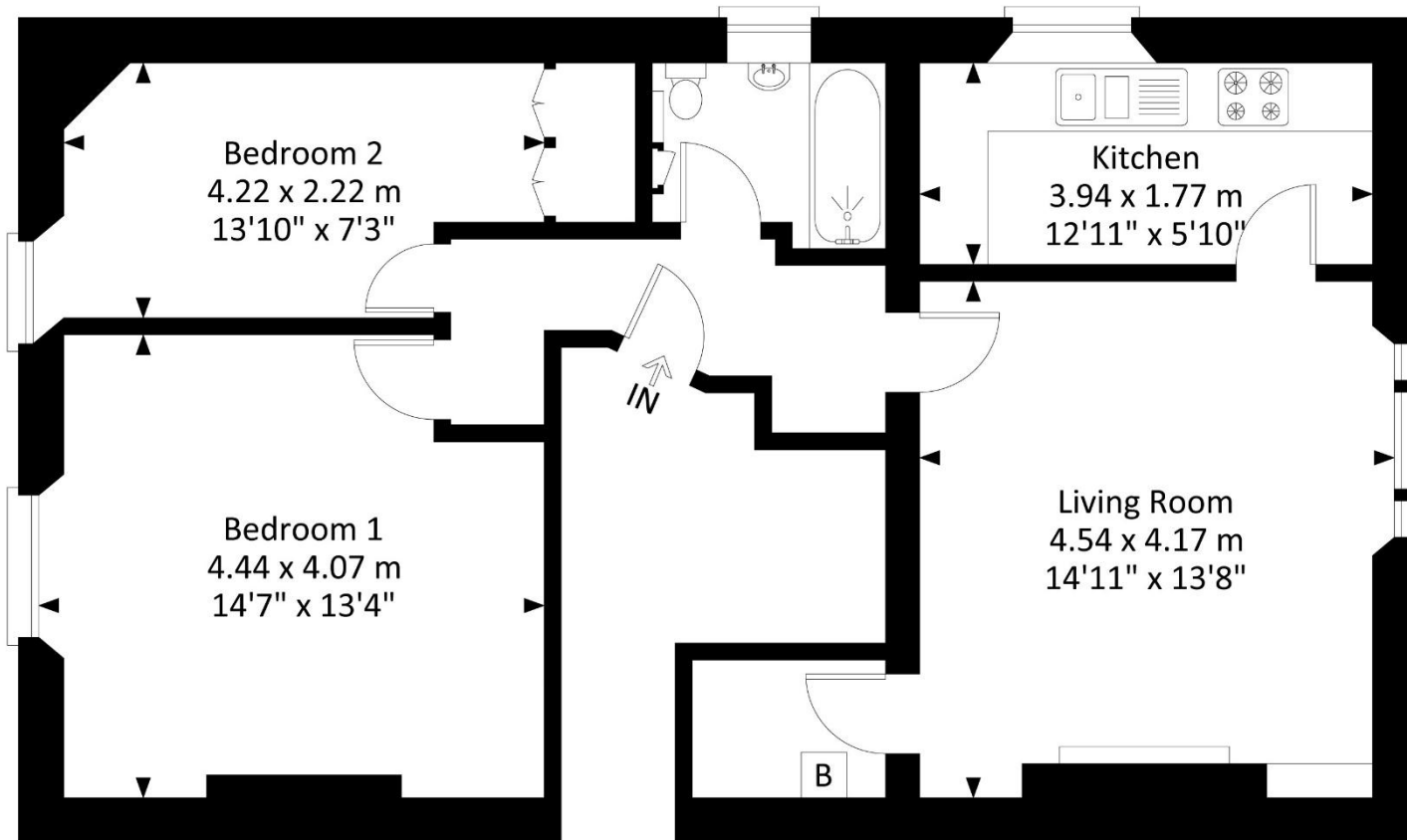
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 = 64.71 sq m / 696.53 sq ft



### Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.