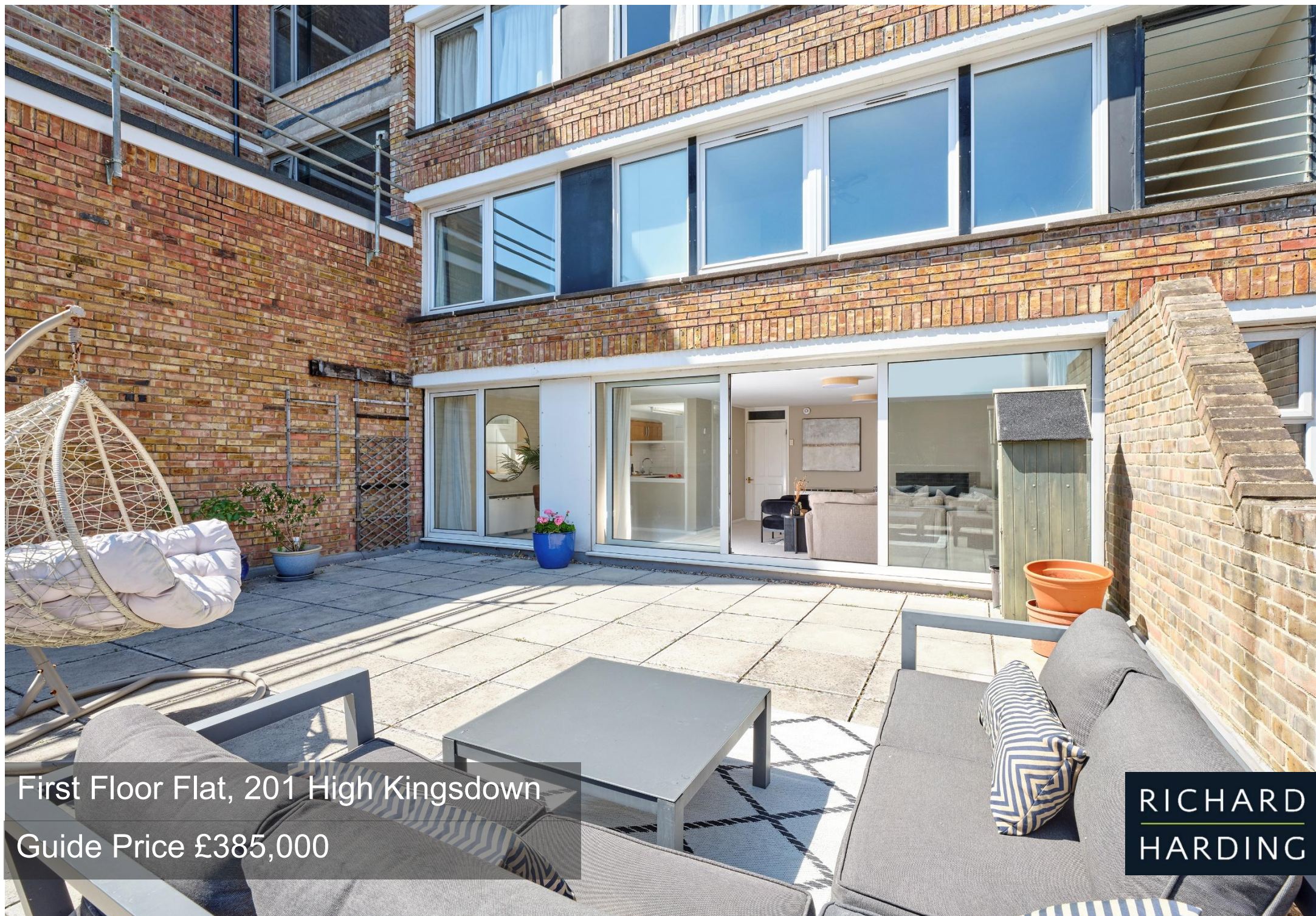




First Floor Flat, 201 High Kingsdown

Guide Price £385,000

RICHARD
HARDING

First Floor Flat, 201 High Kingsdown

Kingsdown, Bristol, BS2 8DG

RICHARD
HARDING

A well presented 3 bedroom first floor purpose-built apartment with a large south facing roof terrace, single garage and lift access. No onward chain.

Key Features

- High Kingsdown is a much-celebrated post-war redevelopment of Kingsdown which contains 103 houses and 76 flats in a distinctive architectural style.
- Kingsdown itself is a vibrant area with a wide range of architecture and offers excellent access to shops on St Michaels Hill, Cotham Hill, Whiteladies Road and the city centre.
- Lift access.
- Single garage and situated within the KN residents parking scheme.
- Large, south facing enclosed terrace private to the apartment.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: via communal entrance with intercom entry phone, past the lift which provides access to the first floor, or staircase rises to the first floor through a small inner hallway which provides access to one of two flats. The numbered door for 201 is the private entrance into:-

ENTRANCE HALLWAY: L-shaped hallway running through the core of the flat with parquet flooring, night storage heater and consumer unit. Intercom entry phone and door to:-

Airing Cupboard: housing hot water cylinder, wood slatted shelving and space for storage.

SITTING ROOM: (23'10" x 16'10") (7.27m x 5.14m) large sitting room partially open plan with kitchen via wide serving hatch and provides two distinct areas with a dining area adjacent to the kitchen and a larger sitting room which enjoys natural light from sliding double glazed doors and further pedestrian door directly overlooking the terrace. Three night storage heaters, telephone and television point. Door to:-

KITCHEN: (10'2" x 8'0") (3.10m x 2.43m) eye level units with splashback tiling, undercounter units with square edge worksurfaces in three distinct areas, integrated 4-ring electric hob, stainless steel 1 1/3 sink with swan neck mixer tap and drainer, waist height electric oven, spaces for microwave, tall fridge/freezer and undercounter washing machine.

Pantry: a small walk-in pantry cupboard with lighting for food storage and additional storage for cleaning equipment etc.

BEDROOM 1: (14'8" x 9'11") (4.48m x 3.03m) upvc double glazed windows to front elevation, night storage heater and extensive built-in wardrobes and cupboards around the natural position for the bed.

BEDROOM 2: (14'9" x 9'2") (4.50m x 2.80m) upvc double glazed windows to front elevation, night storage heater and a pair of double wardrobes with cupboards over.

BEDROOM 3: (10'11" x 8'0") (3.32m x 2.43m) upvc double glazed windows on two elevations on the corner providing interesting street scene views and night storage heater to side.





SHOWER ROOM: recently installed suite with shower enclosure, extractor vent, shower and raised shower tray, hand basin with mixer tap with cupboards below and heated towel rail on opposing wall.

SEPARATE WC: separate cloakroom from the shower room with low level wc with concealed cistern, fully tiled walls and extractor vent.

OUTSIDE

TERRACE: (24'0" x 21'11") (7.31m x 6.67m) a private enclosed south-facing terrace entirely laid to patio with stone walls on three sides and provides a large area for outdoor seating.

GARAGE: the property has benefit of a single garage under the building. These garages are too small for some larger modern cars.

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 January 1972. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,256.40 (this is paid in two halves, with 2 x six monthly instalments of £1,628.20). This information should be checked by your legal adviser.

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

PLEASE NOTE:

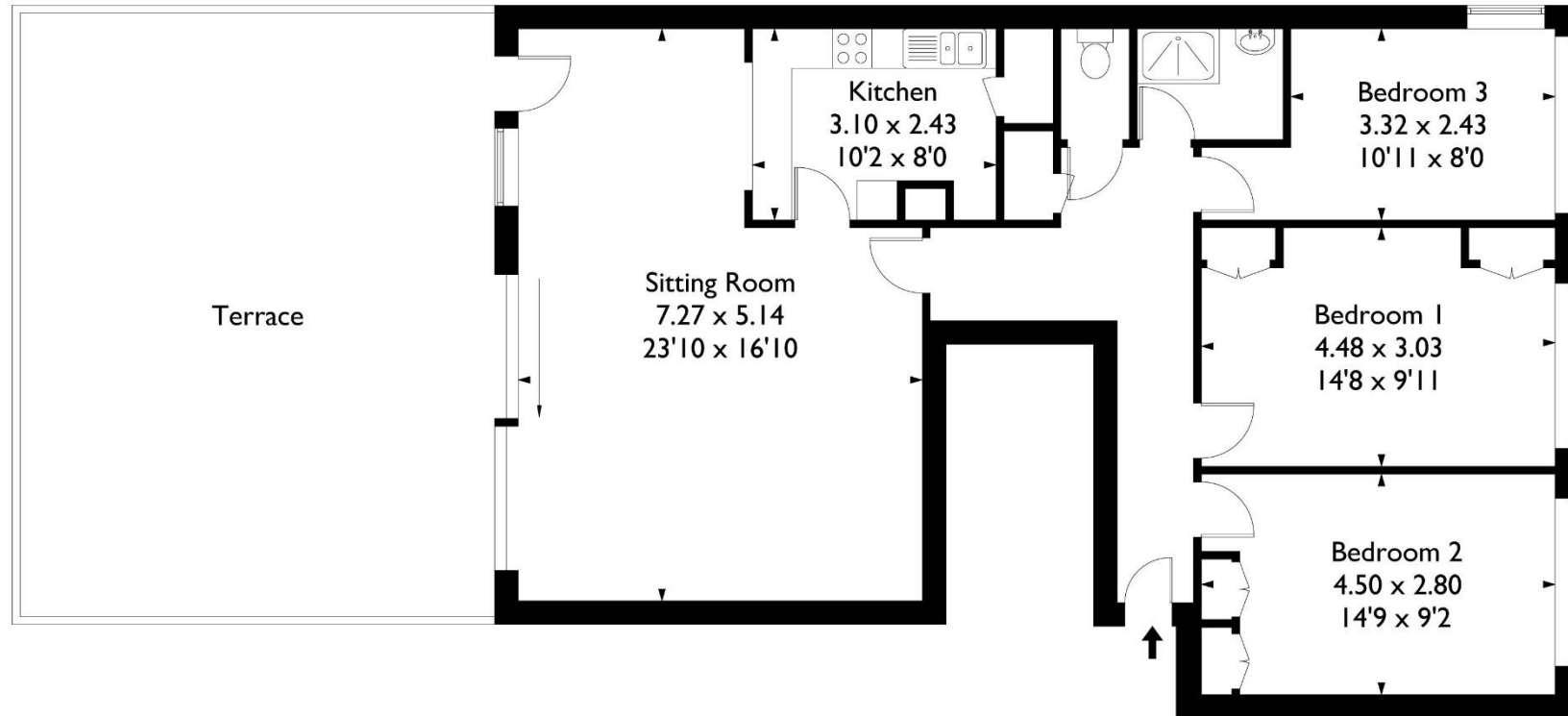
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	67 D
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.

High Kingsdown, Kingsdown, Bristol BS2 8DG

Approximate Gross Internal Area 92.5 sq m / 995.3 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.