



Hall Floor Flat, Flat 1, 13 Glentworth Road

Guide Price £300,000

RICHARD
HARDING

Hall Floor Flat, Flat 1, 13 Glentworth Road

Redland, Bristol, BS6 7EG

RICHARD
HARDING

A bright and elevated hall floor flat in a striking detached Victorian building situated along one of Redland's most prestigious roads; a truly exceptional well-proportioned one double bedroom apartment with its own private garden. Offered with no onward chain.

Key Features

- South facing front garden, which is part private and part communal, divided by a gravelled pathway.
- Well-proportioned double bedroom (15'0 x 11'8)
- Couple of minutes' walk to Gloucester Road with bars and restaurants.
- Within Redland's permit parking zone
- No onward chain.

ACCOMMODATION

APPROACH: accessed from pathway, walk up through the private garden on your left and communal garden on your right, up to the main front door.

COMMUNAL ENTRANCE: carpeted throughout, you will find the private entrance to the flat on your left-hand side.

ENTRANCE HALLWAY: light point, carpeted throughout, coving, access to living/dining room, bedroom and shower room/wc.

LIVING/DINING ROOM: (20'5" x 13'11") (6.22m x 4.23m) three sash bay windows to front elevation overlooking private garden. Wood flooring, fireplace with marble surround, triple radiator, light point and coving. Access to:-

KITCHEN: (7'5" x 6'5") (2.26m x 1.95m) base and eye level units with wooden worktops over, sash window to front elevation overlooking the garden. Marble flooring, 4-ring gas hob with built-in extractor fan, built-in oven, space for fridge/freezer and washing machine. Wall mounted Worcester combination gas boiler.

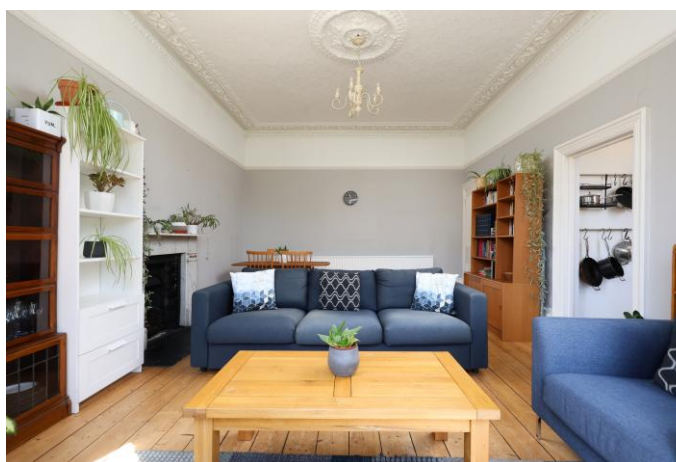
BEDROOM: (15'0" x 11'8") (4.58m x 3.55m) three sash bay windows to side elevation, light point, radiator, carpeted flooring, coved ceiling.

SHOWER ROOM/WC: enclosed shower with tiling, marble flooring, wash hand basin, wc, radiator, built-in extractor fan, partially tiled throughout.

OUTSIDE

PRIVATE GARDEN: at the front of the property is a south facing lawned private garden divided from the communal garden by a gravelled path.

COMMUNAL GARDEN: lawned area adjacent to private garden. Access to communal storage space under the living room, accessed via front garden.





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 1988. It is also understood that this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £200. This information should be checked by your legal adviser.

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

PLEASE NOTE:

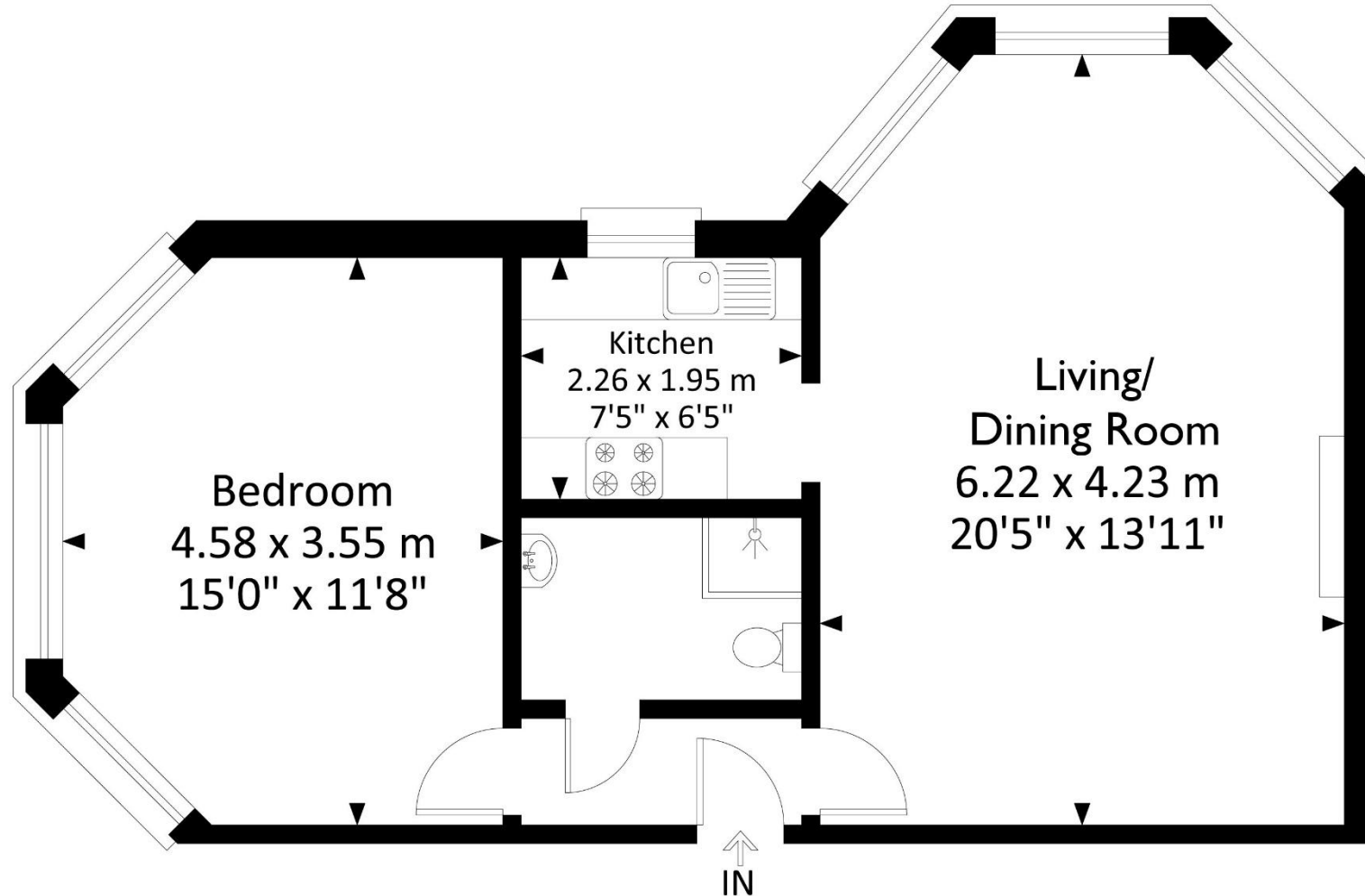
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
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.

Hall Floor Flat, Flat 1, 13 Glentworth Road, Redland, Bristol, BS6 7EG

Approximate Gross Internal Area = 550.78 sq ft / 51.17 sq m



Ground Floor

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