



Hall Floor Flat, 41 Clyde Road

Guide Price £270,000

RICHARD
HARDING

Hall Floor Flat, 41 Clyde Road

Redland, Bristol, BS6 6RH

RICHARD
HARDING

A bright and spacious bay fronted 1 double bedroom hall floor apartment set within an attractive semi-detached Victorian period building with exceptional access routes to Whiteladies Road and Gloucester Road.

Key Features

- Set in an incredibly convenient location, within easy reach of Redland Green and only a short walk to Whiteladies Road and Chandos Road.
- The property retains many period features such as high ceilings and fireplaces.
- **Accommodation:** internal hallway, sitting room, kitchen, double bedroom and bathroom.
- Front communal garden

ACCOMMODATION

APPROACH: from the pavement a wrought iron gate and gravelled pathway continues alongside the front communal garden. Steps up to the main front entrance to the building. Solid four-panelled wooden door into:-

COMMUNAL HALLWAY: entrance to the hall floor flat can be found on the left hand side.

ENTRANCE HALLWAY: access to all principal rooms – living room, kitchen, double bedroom and bathroom. Radiator, two storage cabinets.

LIVING ROOM: (14'7" x 11'8") (4.45m x 3.56m) south facing bay fronted double glazed windows to front elevation, vinyl flooring, double radiator, period marble fireplace.

KITCHEN: (8'10" x 6'0") (2.69m x 1.83m) base and eye level units with a combination of drawers and cabinets, space for fridge/freezer and washing machine, 4 ring induction hob, integrated oven, double glazed windows to rear elevation, radiator. Cupboard housing Valliant boiler.

BEDROOM: (11'9" x 8'10") (3.58m x 2.69m) good size double bedroom, double glazed windows to rear elevation, single radiator.

BATHROOM/WC: panelled bath, electric shower, hand basin with hot and cold water taps with storage beneath, radiator, laminate flooring, extractor fan, tiled throughout.





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 June 1986. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £118. This information should be checked by your legal adviser.

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

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	68 D	76 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.

Clyde Road, Redland, Bristol, BS6

Approximate Area = 419 sq ft / 38.9 sq m

For identification only - Not to scale

