



Garden Flat, 9 Chertsey Road  
Guide Price £495,000

RICHARD  
HARDING

# Garden Flat, 9 Chertsey Road

Redland, Bristol, BS6 6NB

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A well-presented and spacious circa 992 sq. ft, 3 bedroom apartment set in a fine early Victorian building, with beautiful 40ft x 27ft enclosed rear garden.

## Key Features

- Located on a desirable, tree lined road within close proximity to Whiteladies Road and Cotham Hill, with a range of shops, bars, restaurants and, in addition, close to Clifton Down Shopping Centre and train station.
- Located in the CN residents parking zone.
- **Accommodation:** entrance hall, kitchen, sitting/dining room, bedroom 1, bedroom 2, bedroom 3 and bathroom/WC.
- **Outside:** a delightful 40ft x 27ft enclosed rear garden.
- **A homely and spacious garden apartment positioned on a quiet side street in Redland**

## ACCOMMODATION

**APPROACH:** from the pavement of Chertsey Road, take the pathway to the left-hand side of the building, steps descend down to the private entrance door.

**ENTRANCE HALL:** via composite double glazed door, two ceiling light points, coving, dado rail, radiator, engineered oak flooring, storage cupboard, moulded skirting boards, doors radiate to kitchen/breakfast room, sitting/dining room, bedroom 1, bedroom 2, bedroom 3 and bathroom/WC.

**KITCHEN:** (13'9" x 8'0") (4.19m x 2.44m) fitted with a matching range of base and drawer units with wood effect laminate worktop over, integrated Bosch electric oven with 4 ring gas hob and extractor fan over. Space for the following appliances - dishwasher, washing machine and upright fridge/freezer. Inset circular stainless steel sink with mixer tap over, tiled surrounds, wall mounted combi boiler, breakfast bar area, skylight window, double glazed window to rear elevation plus double glazed door giving access out onto the private rear garden. Tiled flooring, radiator, moulded skirting boards.

**SITTING/DINING ROOM:** (16'11" x 14'4") (5.16m x 4.37m) bay to front elevation comprising three wooden sash windows, cast iron fireplace with slate hearth and wooden surround, ceiling rose with ceiling light point, coving, radiator, space for sofas and dining room furniture, moulded skirting boards.

**BEDROOM 1:** (13'7" x 13'2") (4.14m x 4.01m) multi paned wooden sash window overlooking the private rear garden, central ceiling light point with ceiling rose, coving, radiator, moulded skirting boards.

**BEDROOM 2:** (13'8" x 6'2") (4.16m x 1.89m) double glazed sash style window overlooking the private rear garden, central ceiling light point, ceiling rose, radiator, moulded skirting boards.

**BEDROOM 3:** (15'0" x 5'8") (4.57m x 1.73m) double glazed sash style window to front elevation, central ceiling light point with ceiling rose, coving, radiator, moulded skirting boards.

**BATHROOM/WC:** a white bathroom suite comprising low level WC with concealed cistern, wall mounted wash hand basin, panelled bath with electric Mira shower over, tiled surrounds, ceiling light point with extractor fan, wall mounted chrome towel radiator, tiled flooring.





## OUTSIDE

**PRIVATE REAR GARDEN: (40'0" x 27'0") (12.19m x 8.23m)** the rear of the garden is slightly raised which houses a large vegetable bed, wooden storage shed with area of chippings, a mixture of mature trees, plants and flowers to the borders, outside light and tap. The garden is fully enclosed by a variety of pretty stoned wall and wooden fence boundaries.

## 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 1989. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £75pcm. This information should be checked by your legal adviser.

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

### 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.



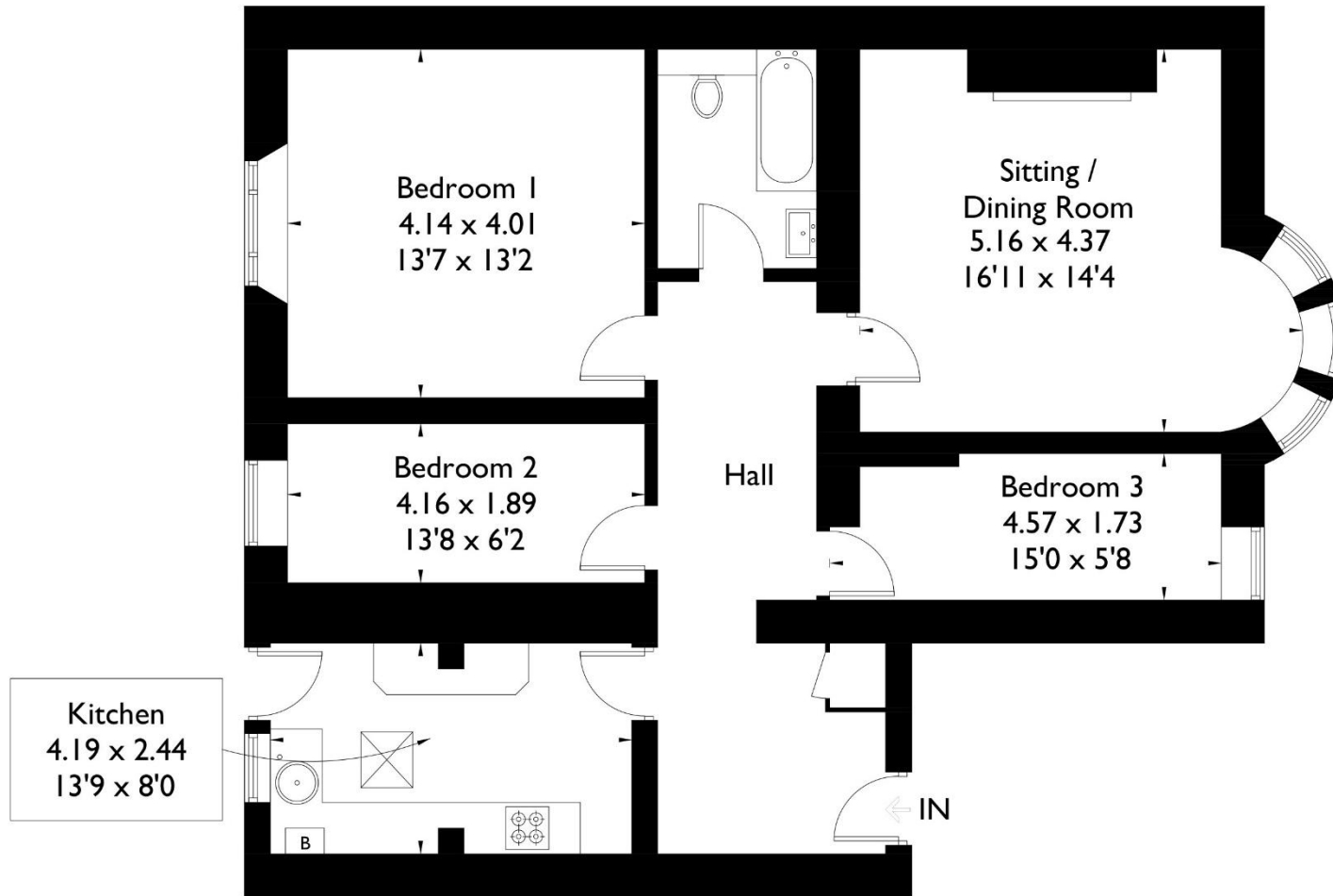
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

# Chertsey Road, Redland, Bristol, BS6 6NB



Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



## Lower Ground Floor

Illustration for identification purposes only. Not to scale  
Ref: 206652