



Upper Maisonette, 71 Coronation Road

Guide Price £700,000

RICHARD  
HARDING



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Southville, Bristol, BS3 1AT

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A stunning, 3/4 double bedroom, 1/2 reception room, two bath/shower room property set over the upper three storeys of a handsome Grade II listed Georgian period townhouse, with separate kitchen/breakfast room, off-street parking and south facing rear garden.

## Key Features

- A most impressive and stylish maisonette with high ceilings and an abundance of period features combine seamlessly with an array of high-quality contemporary additions.
- Prime location in the ever-desirable Southville, within a short stroll of Bristol's Harbourside and the city centre, as well as North Street with its independent shops, cafes and restaurants. Ashton Court Estate, Greville Smyth Park and other green spaces are also within easy reach.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, ante-chamber, kitchen/breakfast room, separate wc.
- **First floor:** landing, drawing room/double bedroom, double bedroom with en-suite shower room.
- **Second floor:** part galleried landing, two double bedrooms (3/4 in total), family bath/shower room.
- **Outside:** off-street parking, south facing rear garden designed for ease of maintenance.
- An elegant maisonette apartment of particularly grand proportions in a much sought after and highly prized location with the rare benefit of off-street parking and private outside space.





## GROUND FLOOR

**APPROACH:** from the pavement, there is off-street parking which provides access via the front garden to the private front entrance. Solid wood panelled front door with brass door furniture with stained glass fanlight, opening to :-

**ENTRANCE VESTIBULE:** tessellated tiled flooring, tall moulded skirtings, dado rail, ornate moulded cornicing, ceiling light point. Part-stained glass wood panelled door with overlight, opening to :-

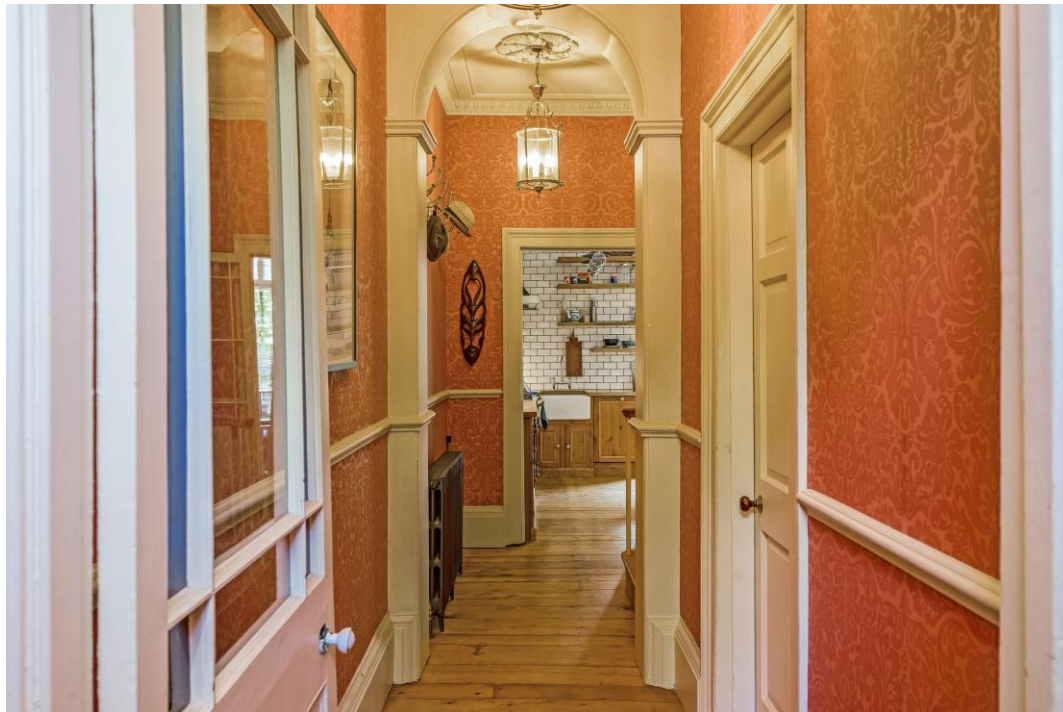
**RECEPTION HALL:** a most welcoming entrance, having exposed wooden floorboards, tall moulded skirtings, dado rail, ornate moulded cornicing, two ornate ceiling roses with light points, Victorian style radiator. Understairs storage cupboard with space and plumbing for washing machine. Turning staircase ascending to the upper levels with sweeping handrail and spindles. Four-panelled doors with moulded architraves, opening to :-

**SITTING ROOM: (14'1" x 13'0") (4.29m x 3.96m)** having three multi-paned sash windows to the front elevation with secondary glazing and working shutters. Central period fireplace with cast iron grate, decorative tiled slips, ornately carved mantel piece and slate hearth. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, Victorian style radiator. Part-stained glass wood panelled door with moulded architraves, opening to :-

**ANTECHAMBER: (6'9" x 5'0") (2.06m x 1.52m)** exposed wooden floorboards, tall moulded skirtings, dado rail, ornate moulded cornicing, ornate ceiling rose with light point. Open doorway to :-

**KITCHEN/DINING ROOM: (18'8" x 12'9") (5.69m x 3.89m)** comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, shelving and glazed display cabinets. Solid roll edged wooden worktop surfaces with splashback tiling and pelmet lighting. Undermount Belfast style sink with swan neck mixer tap. Integral Lacanche range oven with five ring gas hob, double oven and warming trays plus extractor hood over with integral lighting. Integral Bosch dishwasher, space for tall fridge/freezer, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose, two ceiling light points. Central chimney breast with ornately carved stone mantel piece with inset Stovax wood burner set upon a slate hearth. Multi-paned double-glazed double doors overlooking and opening externally via steps to the rear garden with working shutters.

**CLOAKROOM/WC:** low level flush wc, wall mounted wash hand basin with mixer tap and splashback tiling, exposed wooden floorboards, wall light point.



## FIRST FLOOR

**LANDING:** enjoying plenty of natural light via a large skylight window at second floor level. Turning staircase continuing to the second floor with sweeping handrail and spindles. Exposed wooden floorboards, tall moulded skirtings, dado rail, ceiling light point. Four-panelled doors with moulded architraves, opening to :-

**DRAWING ROOM/DOUBLE BEDROOM: (18'6" x 13'8") (5.64m x 4.17m)** a gracious principal reception room having a pair of multi-paned sash windows to the front elevation with sylvan outlook and secondary glazing. Central period fireplace with cast iron grate and surround, Carrara marble mantel piece and slate hearth. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, two Victorian style radiators.

**BEDROOM 1: (18'8" x 13'4") (5.69m x 4.06m)** multi-paned south facing sash window overlooking the rear garden. Central chimney breast with inset Stovax wood burner set upon a slate hearth with ornately carved stone mantel piece. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, Victorian style radiator, corner ornate shelving unit with double opening cupboard below. Six-panelled door with moulded architraves, opening to :-

**En-Suite Shower Room/WC: (7'2" x 4'8") (2.18m x 1.42m)** wet room style en-suite shower with wall mounted shower unit, handheld shower attachment and an overhead circular waterfall style shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring with underfloor heating and majority tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell and enjoying plenty of natural light via the aforementioned large skylight window with fitted blind, tall moulded skirtings and timber panelling to walls, dado rail, picture rail, simple moulded cornicing, three wall light points. At three quarter landing there is a useful storage room. Open doorways through to a pair of inner halls which provide access to :-



**BEDROOM 2: (13'9" x 10'5") (4.19m x 3.18m)** multi-paned sash window with secondary glazing to the front elevation with views of the cut. Central period fireplace with cast iron surround, tiled slips and an ornately carved mantle piece. Recesses to either side of the chimney breast, exposed wooden floorboards, moulded skirtings, simple moulded cornicing, Victorian style radiator, ceiling light point. Built in wardrobe with ample hanging rail and shelving space.

**BEDROOM 3: (10'7" x 7'10") (3.23 x 2.21)** multi-paned sash window to the front elevation having secondary glazing and attractive views including Bristol's landmarks of the Wills Memorial Building and Cabot Tower. Exposed wooden floorboards, moulded skirtings, Victorian style radiator, simple moulded cornicing, ceiling light point.

**FAMILY BATH/SHOWER ROOM: (18'7" x 13'5" decreasing to 10'0") (5.66m x 4.09/3.05m)** wet room style shower area with glass screen, wall mounted shower unit, handheld shower attachment and an overhead circular waterfall style shower. Freestanding rolltop bath with mixer tap. Washstand with His and Hers circular wash hand basins and mixer taps set upon a marble hearth with cupboards below. Low level dual flush wc. Part tiled flooring and part exposed wooden floorboards, a pair of multi-paned sash windows to the rear elevation, majority tiled walls, Carrara marble mantel piece with recess and marble hearth, timber panelling to dado height, moulded skirtings, three wall light points, inset ceiling downlights, two ceiling light points, underfloor heating to tiled area, built in storage cupboards, extractor fan, heated towel rail. Secondary door returning to the inner hall.

## OUTSIDE

**FRONT GARDEN & PARKING: (40ft x 18ft) (12.19m x 5.49m)** off-street parking for two cars side by side, section of front garden designed with ease of maintenance with raised borders and potted plants.

**REAR GARDEN: (19'5" x 18'0") (5.92m x 5.49m)** enjoying a lovely southerly orientation and accessed by wrought iron steps from the kitchen/dining room. Designed for ease of maintenance and paved with raised shrub borders on three sides featuring an array of mature shrubs. Further enclosed by a combination of brick and stone walls with timber trellising and established climbing plants. Useful garden store.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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 freehold, although the Garden flat is leasehold for the remainder of a 999- year lease from 12<sup>th</sup> April 1985. The land is subject to a perpetual yearly rent charge of £4 P.A. This information should be checked with your legal adviser.

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

### **PLEASE NOTE:**

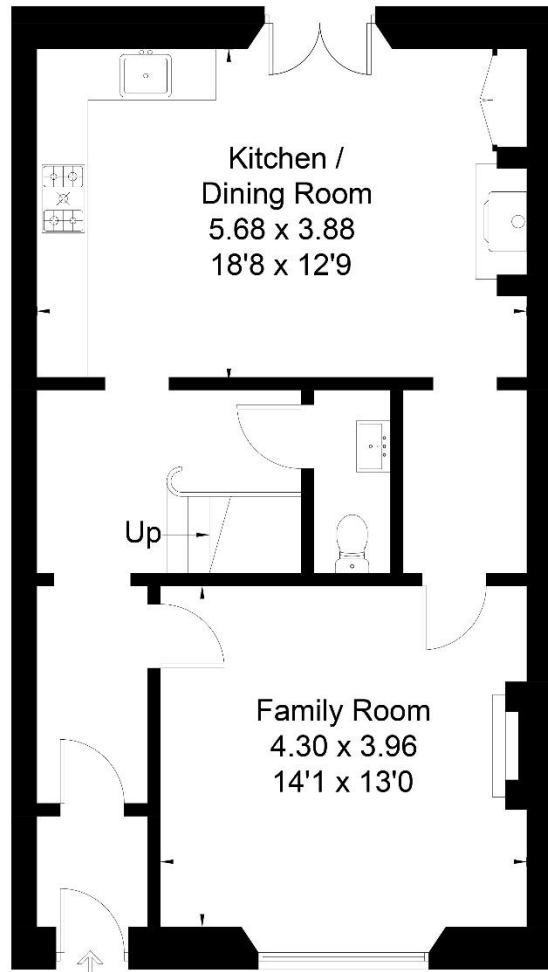
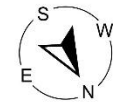
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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



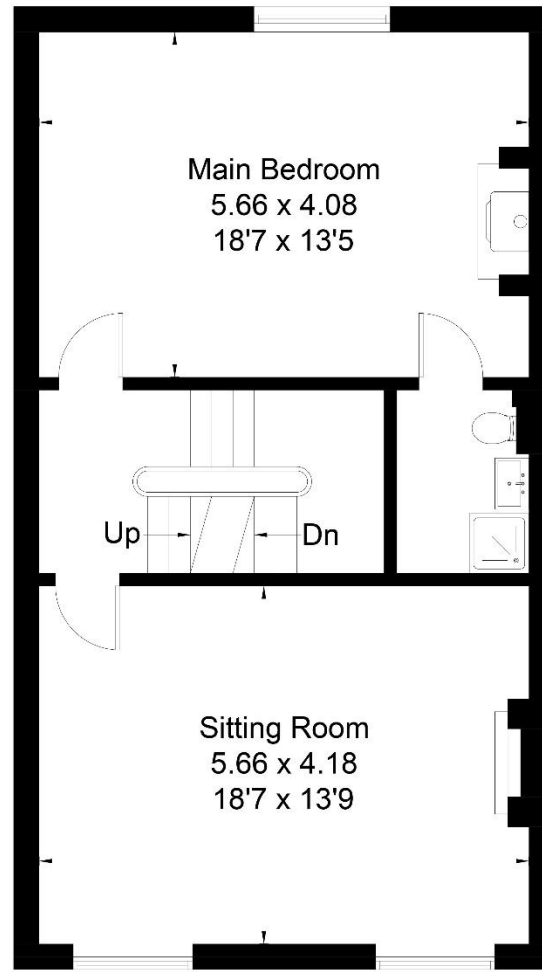


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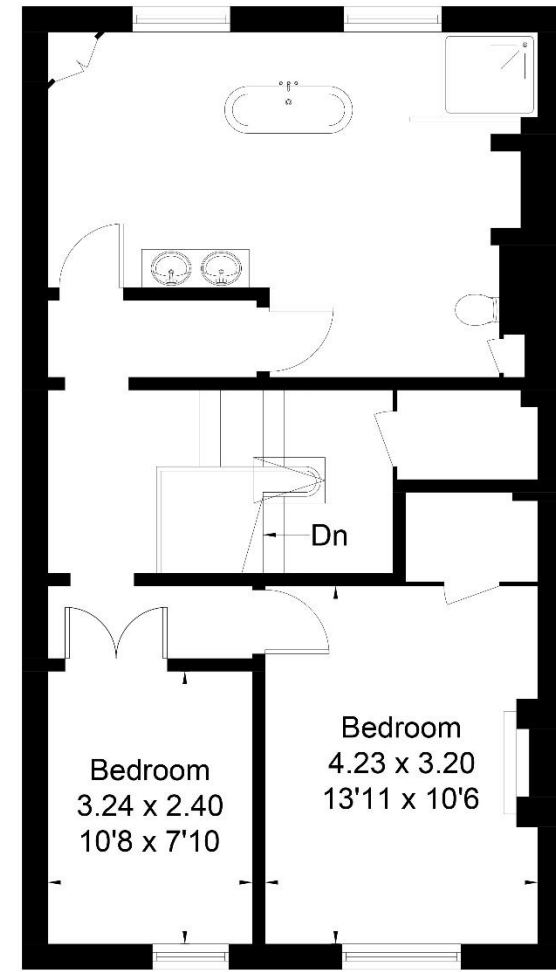
Approximate Floor Area = 184.1 sq m / 1982 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78713