



First Floor Flat, 179 Redland Road

Guide Price £450,000

RICHARD  
HARDING

# First Floor Flat, 179 Redland Road

Redland, Bristol, BS6 6YQ

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A well presented 2 double bedroom, first floor apartment which enjoys a south-westerly orientation and is set within an imposing Victorian period building in Redland.

## Key Features

- The immediate proximity of Redland Green is likely to be of appeal and offers plenty of open space, children's play park and bowling green as well as Redland Green Tennis Club with gym and squash facilities. St John's C of E Primary School and Redland Green Secondary School are a short walk away. The Downs, Whiteladies Road/Blackboy Hill and Henleaze high street are also easily accessible.
- **Accommodation:** entrance hallway, sitting room, kitchen/breakfast room, 2 double bedrooms and family bathroom.
- A light filled apartment enjoying an abundance of period features including high ceilings, ornate moulded cornicing, tall sash windows, period fireplace and exposed wooden floorboards.
- Located within the Cotham North (CN) residents parking scheme.



## ACCOMMODATION

**APPROACH:** from the pavement impressive gate pillars with wrought iron gate opening onto a pathway leading alongside the property to the main entrance. Solid wood panelled front door with brass door furniture and fanlight, opening to: -

**COMMUNAL HALLWAY & STAIRWELL:** tessellated tiled flooring and mains switch board control cupboard, part glazed door with overlight and side panels opening to an inner hall with staircase ascending to the first floor, where the private door opens to: -

**ENTRANCE HALLWAY:** tall moulded skirtings, doors to all principal rooms, storage cupboard with shelving, intercom entry system, radiator, fuse box and central ceiling light point.

**SITTING ROOM:** (17'7" into bay x 13'11" into chimney recess) (5.35m x 4.25m) light flooding in via the front south-westerly elevation via four wooden sash windows set into bay with breathtaking views across Redland towards the city centre and beyond. Period cast iron fireplace with coal effect fire, decorative tile inserts, slate hearth and ornately carved mantelpiece. Moulded skirtings, ceiling rose, central ceiling light point and picture rail.

**KITCHEN/BREAKFAST ROOM:** (15'11" x 9'4") (4.85m x 2.85m) two wooden sash windows to the front elevation, comprehensively fitted with an array of base and eye level units combining drawers, cabinets & shelving, roll edged solid wooden worksurfaces with splashback tiling, ceramic sink and drainer unit with swan neck mixer tap, space for dishwasher and washing machine, integral 4-ring gas hob with extractor hood over, integral electric oven, exposed floorboards, moulded skirting, radiator and ceiling light point.





**BEDROOM 1: (14'3" x 13'10") (4.33m x 4.22m)** three wooden sash windows to rear elevation, chimney breast with recesses to either side. Large airing cupboard housing gas fired combination boiler with slatted shelving. Built in wardrobe with hanging rail and shelving. Moulded skirting board, picture rail, radiator and ceiling light point.

**BEDROOM 2: (13'9" into chimney recess x 10'3") (4.18m x 3.13m)** two wooden sash windows to rear elevation, moulded skirtings, radiator and ceiling light point.

**BATHROOM/WC:** white suite comprising of tiled bath with mixer tap and mains fed shower over, low level wc with concealed cistern, inset sink with mixer tap, sash window to side elevation, radiator, part tiled walls and a fitted medicine cabinet with mirrored doors.

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

**SERVICE CHARGE:** it is understood that the monthly service charge is £40. This information should be checked by your legal adviser.

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

#### 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.

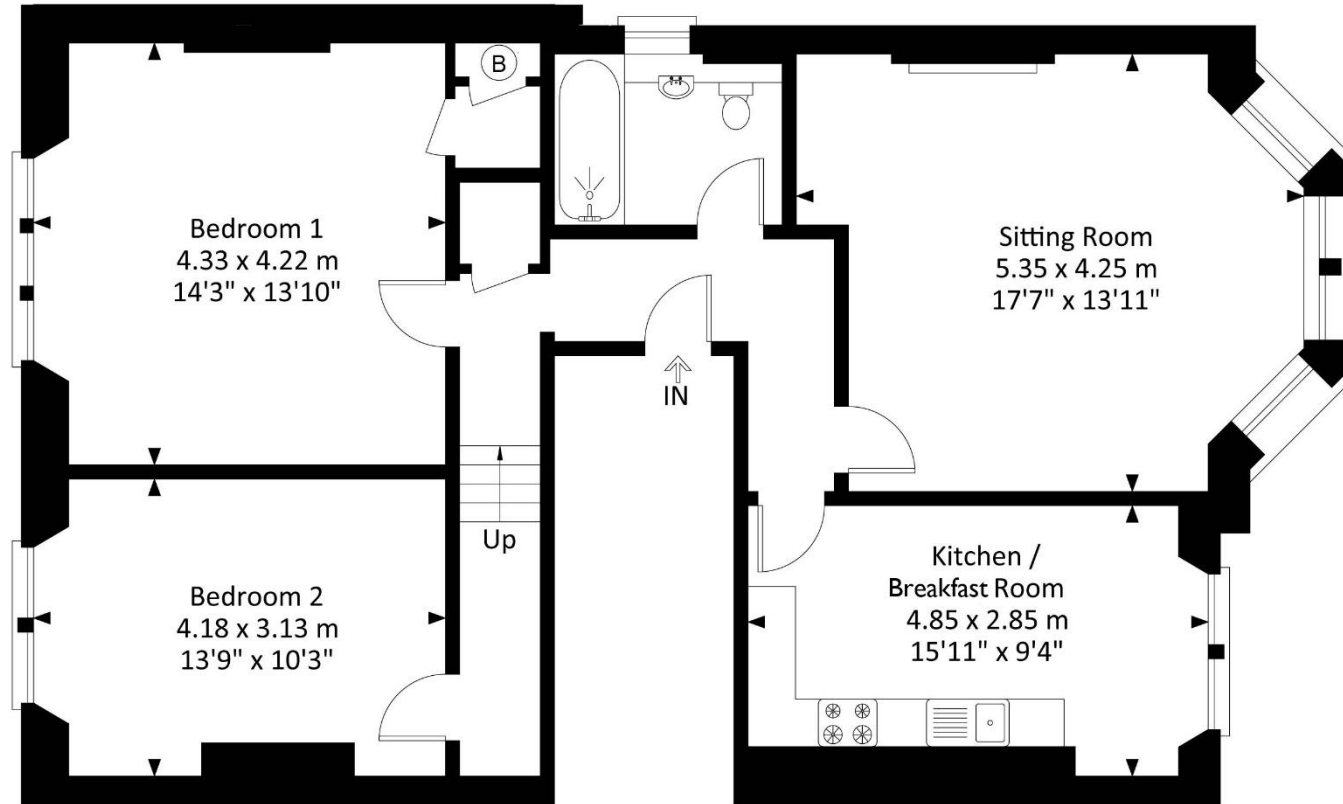


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 83.14 sq m / 894.91 sq ft



First Floor

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