



First Floor Flat, Flat 3, 114 Redland Road
Guide Price Range £400,000 - £425,000

RICHARD
HARDING

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Redland, Bristol, BS6 6QT

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A well-presented 2 double bedroom, 2 bath (1 bath, 1 ensuite shower) first floor apartment, forming part of an attractive Victorian semi-detached building, benefiting from unallocated off-street parking. The property is offered with no onward chain.

Key Features

- Located in the sought after and leafy Redland, within easy reach of both Whiteladies Road and Gloucester Road.
- This position is popular due to the many amenities and handy transport links close by, whilst enjoying an established residential environment.
- A well presented 2 double bedroom, 2 bathroom first floor apartment.
- Located close to Whiteladies Road and Gloucester Road.
- Forming part of an attractive Victorian semi-detached villa.
- 815.80 sq. ft / 75.80 sq. m of living space.
- Unallocated off street parking.
- Benefiting from a share of the freehold.
- Offered with no onward chain, adding security and potentially making a faster move possible.

ACCOMMODATION

APPROACH: the property is approached over a shared communal path through an area used for parking, on a first come first served basis. Steps up from here lead to the building's front door, giving access into the communal hall.

COMMUNAL HALLWAY: a generous space, that includes the large staircase leading up to the first floor where a private door leads into:

CENTRAL HALLWAY: provides access to two bedrooms, bathroom and reception.

SITTING ROOM: (14'9" x 13'7") (4.50m x 4.14m) includes three sliding sash windows to the front elevation, a feature period fireplace, picture rail and ceiling cornice.

KITCHEN/DINING ROOM: (14'0" x 11'3") (4.27m x 3.43m) accessed from the reception and has a range of wall hung and base level units, a solid wooden work surface, space for a gas range oven, a double Belfast sink, ceiling cornice and sliding sash window to the front elevation.

BEDROOM 1: (13'4" x 11'0") (4.05m x 3.36m) a generous size, has a double-glazed sliding sash window to the rear elevation, full depth built in wardrobes and access to an en-suite shower room.

En-Suite Shower Room: has fully tiled floors and walls, features a modern shower enclosure with chrome thermostatic shower arrangement, low level WC with enclosed cistern and hand basin forming part of a vanity style unit.

BEDROOM 2: (11'10" x 11'0") (3.60m x 3.36m) include a sliding sash window to the rear elevation, picture railing, ceiling cornice and a built in storage cupboard.





BATHROOM/WC: has fully tiled floors and walls, a white three-piece suite and built in storage including a vanity style unit and enclosed WC cistern.

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.

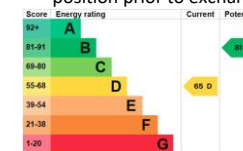
TENURE: it is understood that the property is Leasehold for the remainder of a 1000 year lease from 1 January 1985. It is also understood that this property benefits from a Share of the Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £39. 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.

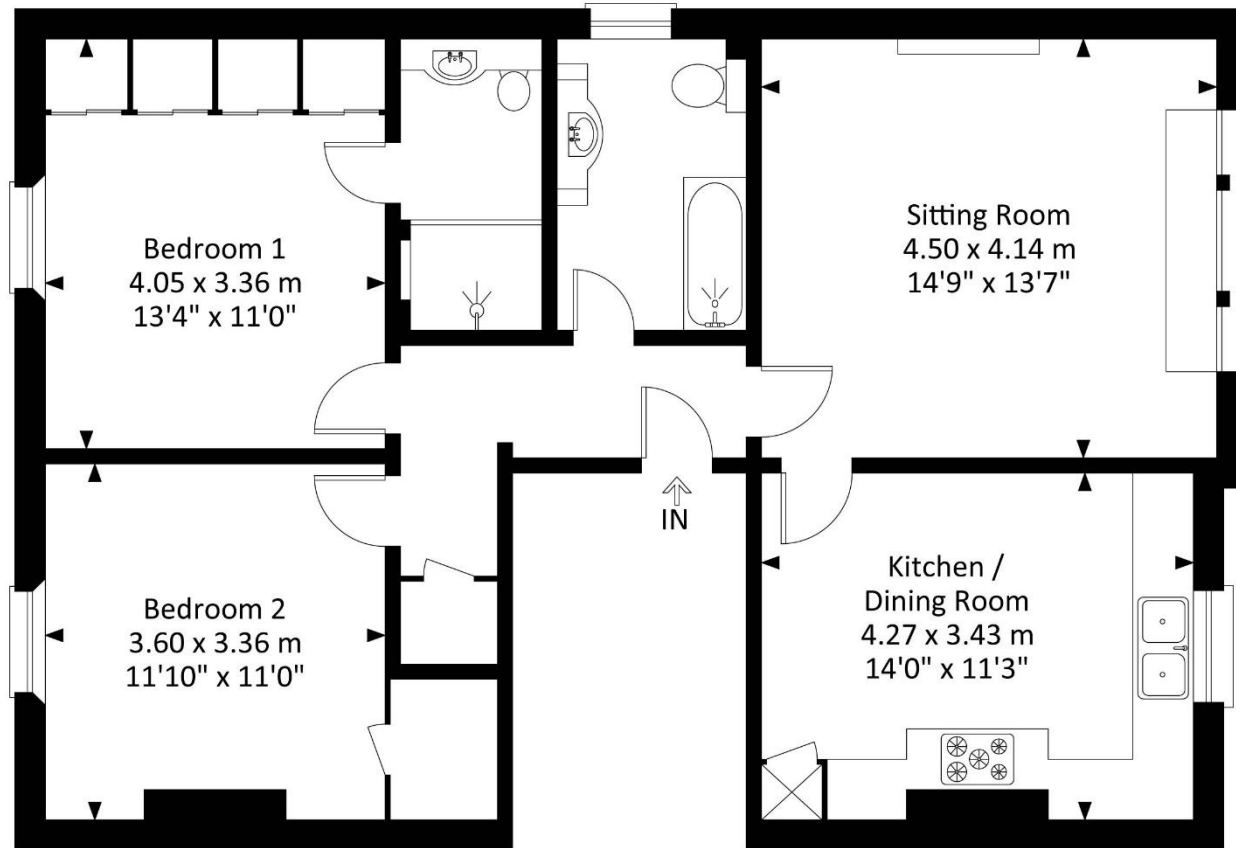


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



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Approximate Gross Internal Area = 79.23 sq m / 852.82 sq ft



First Floor

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