



Garden Flat, 28 Salisbury Road
Guide Price £500,000

RICHARD
HARDING

Garden Flat, 28 Salisbury Road

Redland, Bristol, BS6 7AP

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A 2 double bedroom, 2 reception room, 2 bath/shower rooms garden apartment with its own private entrance, front courtyard and extensive rear private garden, in a prime Redland location. To be sold with no onward chain.

Key Features

- Extensively refurbished by the present owner.
- Situated on Salisbury Road, a leafy quiet residential street highly sought after for its proximity to Redland Green School, Zetland Road and Gloucester Road shops and within easy reach of Redland train station.
- Situated in the Redland and Cotham Conservation Area and within the RD residents parking scheme.
- Ceiling heights of consistently 2.39 metres throughout the apartment and excellent light levels for a garden apartment.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: the property is approached over a shared side pathway, down 7 steps to lower front courtyard, which is a very usable and sunny space immediately abutting the front private entrance to the property. Obscured wood framed glazed windows and door with outside light provide the private entrance to:-

ENTRANCE HALL/RECEPTION ROOM: (17'4" x 9'2") (5.27m x 2.79m) a wide entrance hall which can be made open plan with the adjacent sitting room but could also double as a second reception room. Meter cupboard and radiator. Further door straight ahead leading to the rest of the apartment.

SITTING/DINING ROOM: (19'2" x 13'3") (5.85m x 4.04m) wood framed windows to front elevation overlooking front courtyard with deep high-level sill, BT Openreach connection, Virgin Media connection and a radiator. Opening through to kitchen but described separately.

KITCHEN: (13'11" x 8'1") (4.24m x 2.45m) fitted kitchen with eye and floor level kitchen units, square edged worksurfaces with splashback tiling, integrated composite sink with swan neck hose mixer tap, undercounter electric oven with 4 ring induction hob above, wood effect flooring, space for washing machine, space for slimline dishwasher and space for tall fridge/freezer.

INNER HALLWAY: rectangular inner hallway with airing cupboard and connections to bedrooms and bathroom.

BEDROOM 1: (18'0 x 13'5") (5.48m x 4.09m) upvc double glazed windows to rear elevation directly overlooking garden with radiator below, obscure double glazed door providing access onto garden. Built-in wardrobe with sliding mirrored door. Internal door through to:-

En-Suite Shower Room/WC: obscured upvc double glazed window to side elevation with deep sill, fully tiled walls and floor, close coupled wc, wall hung hand basin with mixer tap, towel rail, LED backlit mirror, shower cubicle with rainhead shower and hose attachment with alcove for toiletries, wall mounted extractor fan.

BEDROOM 2: (11'6" x 9'3") (3.51m x 2.83m) wood framed sash window to rear elevation directly overlooking the garden, radiator to side, built-in wardrobe with lighting, cupboard for storage also housing a Worcester greenstar 4000 boiler.

BATHROOM/WC: acrylic bath with tiled surround and shower screen, mains fed shower, close coupled wc, wall hung hand basin, wall mounted heated towel rail, tiled flooring and wall mounted extractor fan.





OUTSIDE

FRONT COURTYARD: (20'2" x 10'6") (6.14m x 3.20m) a sunny front courtyard with concrete tiles, currently with wooden tiling laid over it, and provides for a highly usable seating area and for further potted plants.

REAR GARDEN: (34'6" x 29'2") (10.51m x 8.89m) the rear garden can be accessed via the side communal entrance to the main building, through pedestrian gate or the entrance from the main bedroom. A predominantly lawned rectangular rear garden with brick walled borders with trellis above, intersected by a central pathway with seating and barbecue area to side and a detached timber shed with side window.

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 25 December 1977 with benefit of a share of its Freehold and no ground rent is payable. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. We understand the property to be managed internally. 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.

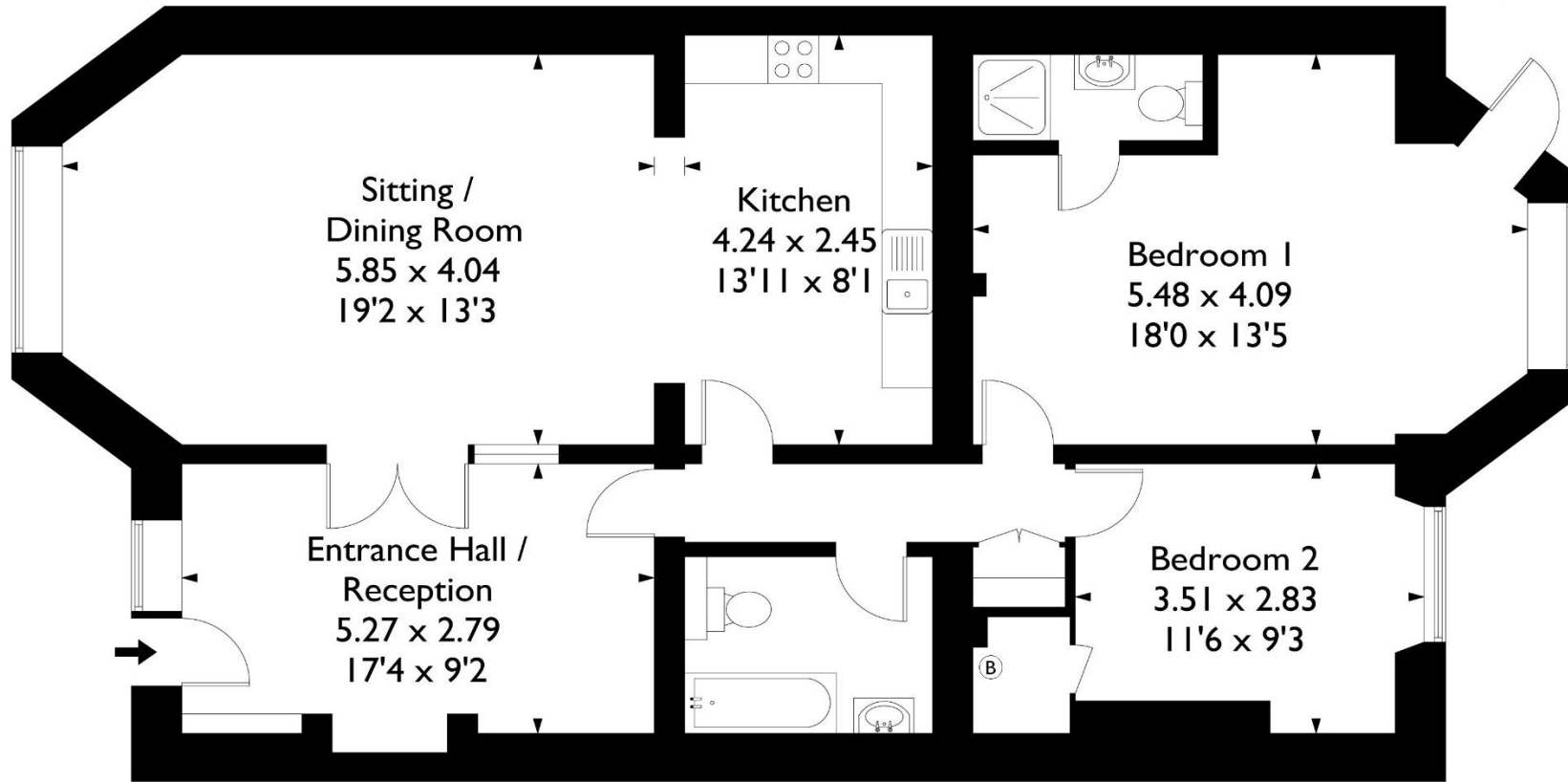
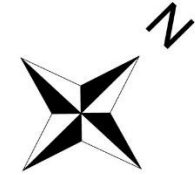


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

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 = 94.11 sq m / 1012.99 sq ft



Lower Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.