



Ground Floor Flat, Flat 1 Alderman Tower, Redland Court Road
Guide Price £800,000

RICHARD
HARDING



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Redland, Bristol, BS6 7DW

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A wonderful opportunity to acquire a spacious and well-presented 3 bedroom apartment in a prestigious development adjacent to Redland Green Park and Redland Green School. The apartment occupies the entire ground floor with 360 degree views of the attractive manicured communal gardens, and further benefitting from a ground floor storage cupboard, two private terraces and two under croft parking spaces.

Key Features

- An incredible three bedroom apartment circa 1,530 sq.ft. in a sought-after development.
- Two secure underground allocated parking spaces with lift access.
- **Accommodation:** generous entrance hallway leading into a large sitting room with access onto a south-easterly facing terrace, separate kitchen/breakfast room with modern fitted kitchen, principal bedroom with leafy outlook and en-suite shower room, bedroom 2 with walk-in wardrobe and access out onto a west-facing terrace, bedroom 3, family bathroom, storage and airing cupboards.
- Fabulous leafy location high up in Redland, next to Redland Green Park and Redland Green School and within easy reach of Whiteladies Road, Gloucester Road and other central areas.
- Offered to the market with no onward chain making a prompt and convenient move possible.





ACCOMMODATION

APPROACH: via pathway leading beside the communal gardens and up to the main communal entrance to Alderman Tower.

COMMUNAL ENTRANCE HALLWAY: lift access to the underground parking, store cupboard for the use of the Ground Floor Flat and private entrance door to the apartment is to be found on the right hand side. Opens to:-

ENTRANCE HALLWAY: a spacious and welcoming entrance hall with door accessing airing cupboard housing high-pressure hot water cylinder, plumbing and appliance space for washing machine and shelves for storage. Door entry intercom system, wall mounted panel heater, thermostat control for electric heating. Doors radiating to:-

SITTING/DINING ROOM: open plan living space but measured and described separately as follows:-

Sitting area: (18'10" x 18'7") (5.73m x 5.67m) a bright and generous space with a leafy outlook thanks to a pair of double glass sliding doors and glass side panels to the front elevation opening to the terrace and overlooking the communal gardens. Feature fireplace, ceiling downlights.

Terrace: (21'10" x 5'11") (6.65m x 1.80m) accessed from sitting room via glass sliding doors. A generous space with ample space for outdoor furniture and offering a lovely leafy and open outlook over the communal grounds toward Redland Green School.

Dining area: (15'8" x 15'6") (4.78m x 4.71m) a light and bright space thanks to two large casement windows to the side elevation with lovely leafy outlook. Ceiling light point and door opening to:-

KITCHEN: (16'0 x 12'10") (4.87m x 3.91m) modern fitted kitchen comprising wall, base and drawer units with square edged work surface over and inset stainless steel sink and drainer unit with swan neck mixer tap. Integrated appliances include stainless steel range style oven with 4 ring hob, stainless steel extractor hood over and tiled splashback, full size dishwasher. Space for fridge/freezer. Built-in pantry storage cupboard. Inset ceiling downlights tiled flooring, pair of casement windows to the side elevation overlooking the communal gardens.

BEDROOM 1: (16'5" x 11'9") (5.0m x 3.57m) double bedroom with double glazed windows to side elevation offering a pleasant outlook over the communal gardens. Double doors accessing recessed wardrobe with built-in hanging rail and shelf. Further door opens to:-

En-suite Shower Room/WC: a modern white suite comprising oversized shower enclosure, low level wc with concealed cistern, wash basin with mixer tap. Part tiled walls, tiled flooring, inset ceiling downlights, extractor fan, double glazed window to side elevation and heated towel/radiator.

BEDROOM 2: (15'9" x 15'1") (4.80m x 4.60m) double bedroom with double glazed windows to rear elevation and double glazed doors opening onto a second terrace. Central ceiling light point, wall mounted electric panel heater, door accessing walk-in wardrobe space.

Terrace: accessed via bedroom 2; a generous terrace with a westerly aspect offering wonderful views over communal grounds and ample space for garden furniture.

BEDROOM 3: (12'6" x 9'4") (3.82m x 2.85m) double glazed window to side elevation, central ceiling light point and electric panel heater.

BATHROOM/WC: white suite comprising panelled bath with shower head over and glass shower screen, low level wc with concealed cistern, wash basin set into vanity unit with drawer below and wall mounted mirror above. Inset ceiling downlights, part tiled walls, tiled flooring, extractor fan.

OUTSIDE

STORAGE CUPBOARD: (8'4" x 4'5") (2.53m x 1.34m) outside the apartment door in the communal hallway, on the right-hand side, there is a generous walk-in storage cupboard private to apartment 1.



SECURE UNDERGROUND PARKING: the property has the rare advantage of secure underground parking accessed beneath the building where there is also lift access from the parking area to the apartment floor. Within the parking area there is also communal bike storage.

COMMUNAL GROUNDS: the property is set within lovely, leafy surroundings beside Redland Green Park. There are communal lawned gardens to the front and rear of the property for the enjoyment for all residents.

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 March 2004. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £424.45 (however this is paid in two annual instalments of £2,546.65). There is also an annual ground rent payable of £225 (this is split into 2 annual payments of £112.50 each). This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

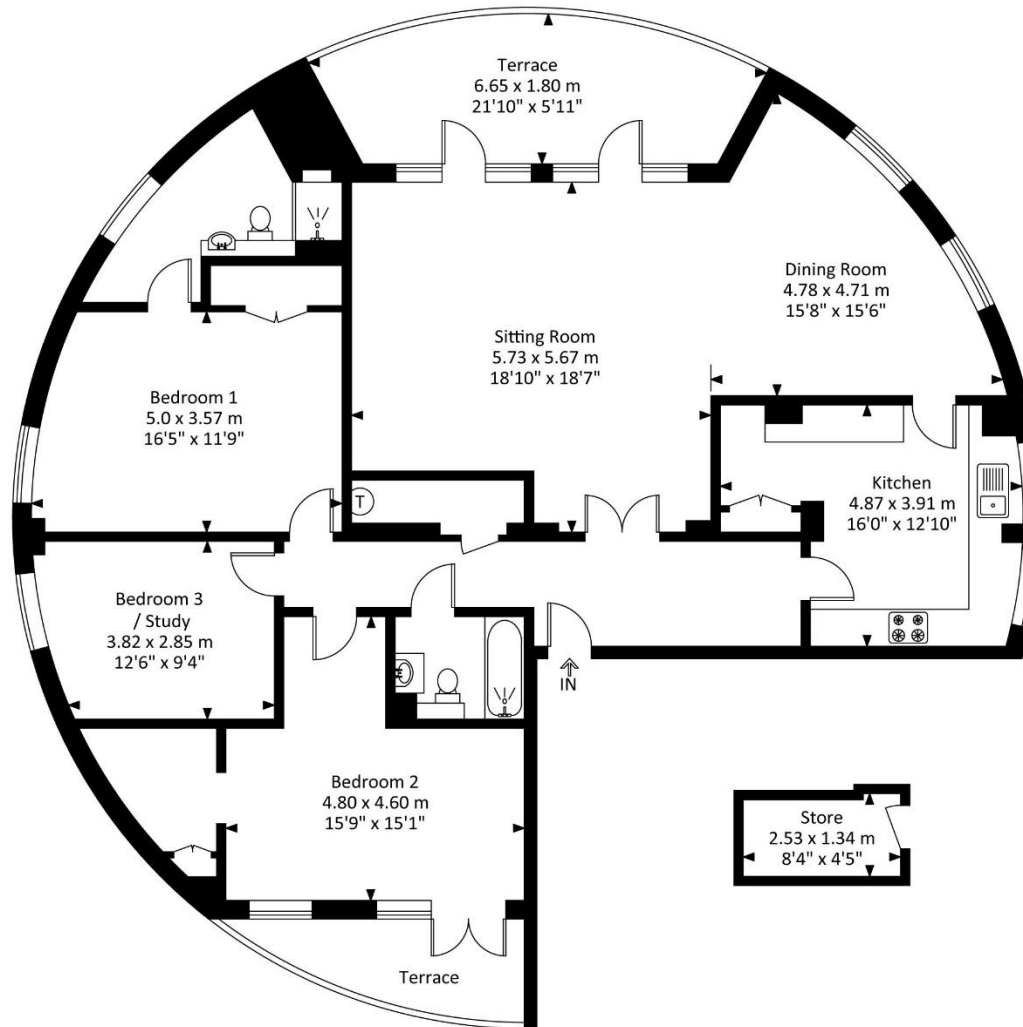
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Flat I, Alderman Tower, Redland Court Road, Redland, Bristol, BS6 7DW

Approximate Gross Internal Area = 1537.62 sq ft / 142.85 sq m (Excluding Store)



Ground Floor

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