



Flat 7 Eastmead Court, Eastmead Lane
Guide Price £325,000

RICHARD
HARDING

Flat 7 Eastmead Court, Eastmead Lane

Stoke Bishop, Bristol, BS9 1HP

RICHARD
HARDING

A fantastic opportunity to renovate and personalise this spacious and well located 3 bedroom purpose-built apartment with wonderful views and a garage.

Key Features

- In a peaceful yet convenient location off Stoke Hill and therefore near Durdham Downs, local shops and bus connections. Close enough to the city yet enjoying a leafy and uncongested feel that Stoke Bishop offers.
- Offered with no onward chain making a prompt and convenient move possible.
- **Accommodation:** entrance vestibule flows through to a central entrance hallway, 17'5" x 12'11" sitting room with doors on to a sun room with breathtaking views, reception 2/dining room, separate kitchen, 3 bedrooms (2 doubles and 1 single), bathroom, separate wc and a cloaks storage cupboard.
- An exciting prospect for one seeking to modernise and add value and appeal to a property in a great location close to The Downs.

ACCOMMODATION

APPROACH: via pathway leading through the communal grounds to the main communal entrance to the building, where there is lift and staircase access to the second floor where you will find the private entrance to flat 7 on the right hand side.

ENTRANCE VESTIBULE: part glazed door leading through the main entrance hallway and further doors leading off to bedroom 3/home office and a recessed storage cupboard with hanging rail.

ENTRANCE HALLWAY: underfloor heating, door entry intercom and doors leading off to bedrooms 1 and 2, sitting room (which then links to reception 2/dining room), kitchen, bathroom and separate cloakroom/wc.

SITTING ROOM: (17'5" x 12'11") (5.3m x 3.93m) light and airy room with underfloor heating, wide sliding door connecting through to dining room/reception 2 and further part glazed door accessing a:-

Sun Terrace: originally balcony but now with double glazed windows over creating an all-weather sun room with wonderful far reaching views over the roof tops of neighbouring buildings and out towards the tree ridge line of the Kings Weston Estate.

DINING ROOM: (13'0 x 9'11") (3.95m x 3.03m) good sized second reception room, which connects through to the kitchen and has underfloor heating and double glazed windows to rear overlooking some of the communal gardens.

KITCHEN: (12'3" x 7'2") (3.73m x 2.18m) basic original fitted kitchen with base and eye level cupboards and drawers, inset stainless steel sink, various appliance spaces, electric hob. Double glazed window to rear overlooking the communal gardens. Corner airing cupboard housing water tank and a further cupboard useful for general storage.

BEDROOM 1: (15'0 x 10'8") (4.56m x 3.24m) double glazed windows to front offering a breathtaking outlook similar to the sun room, underfloor heating and built-in wardrobes.

BEDROOM 2: (14'11" x 9'11") (4.54m x 3.01m) double bedroom with double glazed window to front elevation offering far reaching views, built-in wardrobes and underfloor heating.

BEDROOM 3: (10'4" x 7'1") (3.15m x 2.16m) double glazed window to rear and underfloor heating.

CLOAKROOM/WC: low level wc and wash basin.

BATHROOM/WC: bathroom suite comprising panelled bath, pedestal wash basin, low level wc, built-in recess mirrored cabinets with shelving, part tiled walls, shaving point, wall mounted electric shower and heater and a double glazed window to the rear elevation.





OUTSIDE

COMMUNAL GROUNDS: there are lawned communal gardens to the front, side and rear of the property.

GARAGE & VISITOR PARKING: there is a single garage (17'0 x 7'8") (5.18m x 2.34m) with electric up and over door and lighting. The garage is numbered 4 and as you enter the driveway, it is in the further rank of garage straight ahead. Several visitor parking spaces available on a first come, first served basis.

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 Leasehold for the remainder of a 999 year lease from 24 June 1976. This information should be checked with your legal adviser.

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

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

PLEASE NOTE:

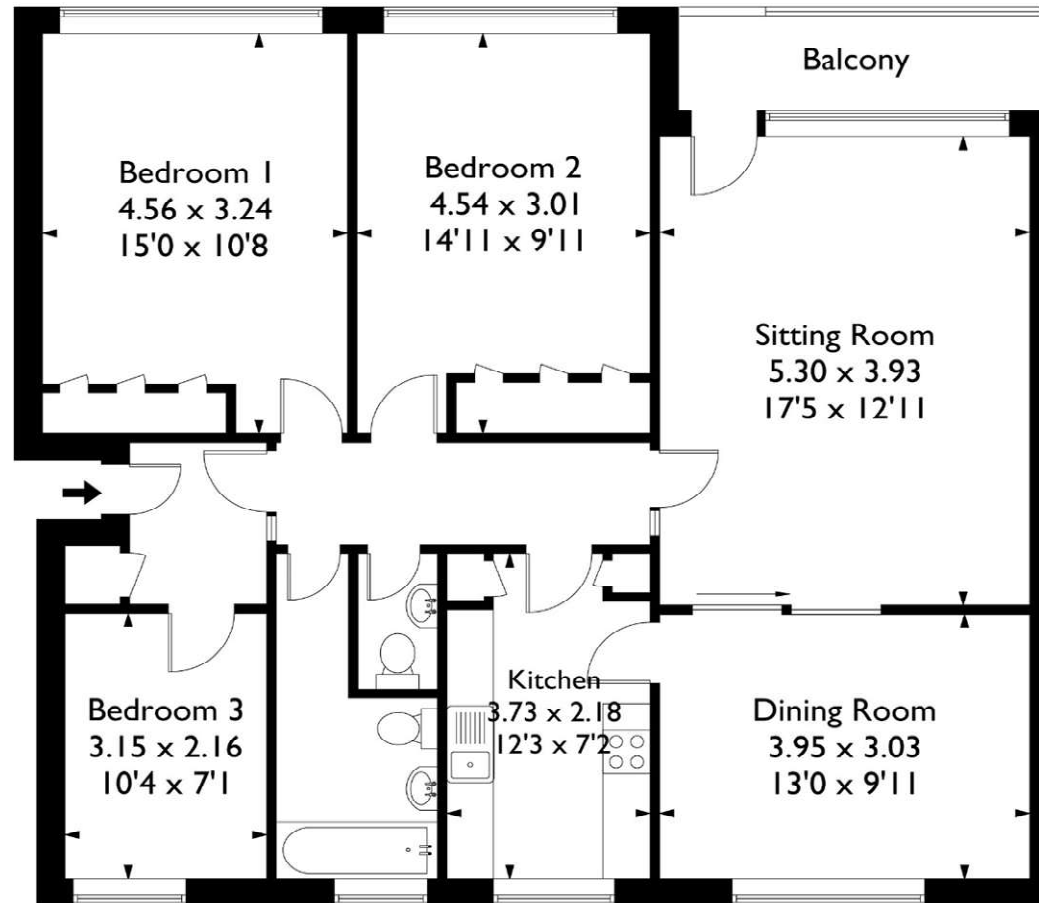
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	65 D	70 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.

Eastmead Court, Stoke Bishop, Bristol BS9 1HP

Approximate Gross Internal Area 94.40 sq m / 1016.10 sq ft



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.