



First Floor Flat, 84 Rownham Mead
Guide Price £360,000

RICHARD
HARDING

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Hotwells, Bristol, BS8 4YD

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A superbly situated 2 double bedroom first floor purpose-built apartment with covered balcony, large sitting/dining room plus separate kitchen. The apartment is immaculately presented and has the added benefit of a single garage.

Key Features

- Tucked away on a desirable, well-maintained development with direct access to the harbourside, the apartment is well balanced and has a lovely, homely feel.
- **Accommodation:** entrance hall, light filled sitting/dining room with access out onto the covered balcony, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** single garage.
- Gas central heating and double glazing throughout.
- Located in the CH residents' parking zone.
- Offered to the market with no onward chain.

ACCOMMODATION

APPROACH: from the pavement proceed through the communal entrance door, take the stairs to the first floor landing, proceed through the internal door, the private entrance door to the flat can be found on the right-hand side.

ENTRANCE HALLWAY: ceiling light point, radiator, wall space for coats and storage area, skirting boards, radiator, doors radiate to sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.

SITTING/DINING ROOM: (28'5" x 14'0") (8.65m x 4.26m) a beautiful light filled room with double glazed windows to front and side elevations, double glazed door giving access out on to the covered balcony.

Sitting Area: ample space for sofas, ceiling light point, door entry intercom system, radiator, leafy outlook to front elevation and skirting boards.

Dining Area: space for dining room furniture, ceiling light point, radiator, access out onto covered balcony, door leading to kitchen.

KITCHEN: (13'3" x 7'1") (4.05m x 2.15m) fitted with a matching range of wall, base and drawer units with granite effect worktop over, double glazed window to rear elevation, wall mounted Worcester combi-boiler, inset 1 ½ bowl stainless steel sink with mixer tap over and drainer unit to one side, tiled surrounds, space for the following appliances: electric cooker, washing machine, slimline dishwasher, upright fridge/freezer. Central ceiling light point, wood effect laminate flooring, large pantry cupboard with wall light point and skirting boards.

BEDROOM 1: (12'6" x 11'0") (3.80m x 3.35m) a generous size double bedroom with ceiling light point, large double glazed window overlooking the rear elevation, built in deep wardrobe with hanging rails, radiator and skirting boards.

BEDROOM 2: (12'6" x 8'2") (3.80m x 2.49m) a double bedroom with ceiling light point, double glazed window to rear elevation, radiator and skirting boards.

BATHROOM/WC: a white bathroom suite comprising of low level wc, pedestal wash hand basin, panelled bath with shower over, ceiling light point, extractor fan, wall light point, radiator and wood effect vinyl flooring.





OUTSIDE

SINGLE GARAGE: single garage with up and over door located in a block to the left-hand side of the building.

BALCONY: a pleasant outside space overlooking the communal grounds with ample space for table and chairs.

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 March 1980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £479.775. 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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

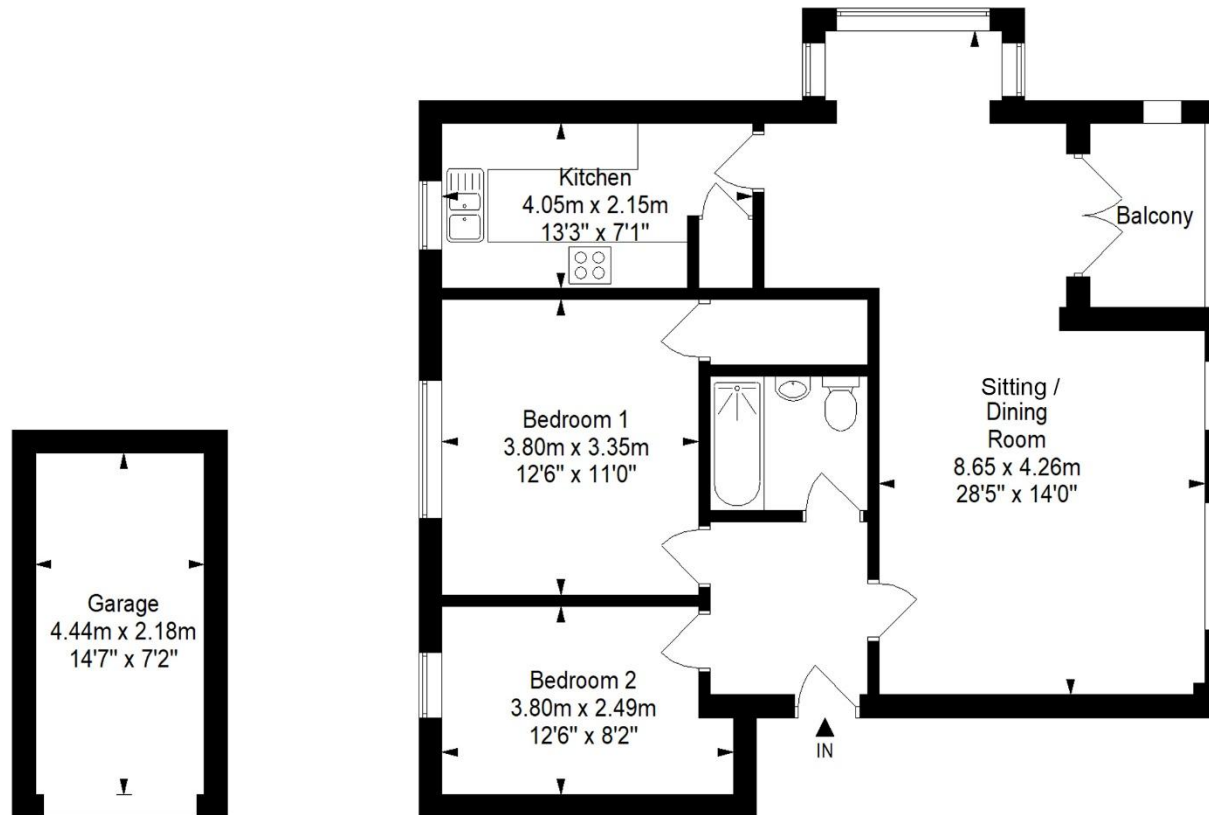
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Second Floor Flat, Rownham Mead, Hotwells, Bristol, BS8 4YD

Approximate Gross Internal Area = 77.0 sq m/ 828.8 sq ft
(Excludes Garage)

Garage = 9.8 sq m/ 105.5 sq ft

Total Area = 86.8 sq m/ 934.3 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print