



Upper Maisonette, 119 Coldharbour Road
Guide Price £345,000

RICHARD
HARDING

Upper Maisonette, 119 Coldharbour Road

Westbury Park, Bristol, BS6 7SD

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A spacious and versatile 3 double bedroom upper maisonette situated in the heart of Westbury Park, close to excellent shops, schools and the Downs. Offering balanced accommodation and a roof terrace.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- **Accommodation:** own private entrance at ground floor level (off St Albans Road) with staircase ascending into the apartment. On the first floor there is a large bay fronted sitting room, separate kitchen/breakfast room with access out onto a roof terrace, bedroom 3, bathroom/wc and storage. To the top floor there is a landing and 2 further double bedrooms.
- Situated on the borders of Redland and Westbury Park and above a parade of shops including a convenience store, a bakery, a takeaway, a Pilates studio and more. The property is within a short level stroll of Redland Green Park, Waitrose supermarket, connections to central areas, as well as being nearby the Orpheus cinema, excellent schools including Westbury Park (circa 300 metres) and Redland Green School (circa 700 metres).
- A large 2 storey maisonette offering excellent value, space and location.

FIRST FLOOR

APPROACH: via private entrance at ground level on St Albans Road. On entering the private entrance to the apartment there is a small entrance lobby with a radiator and staircase ascending to the first floor landing where you will find doors off to the sitting room, kitchen/breakfast room, bathroom/wc, bedroom 3 and a generous understairs storage cupboard. Stairs continue to second floor landing. Windows to side, radiator and meter cupboard.

SITTING ROOM: (18'10" x 15'5") (5.75m x 4.70m) a good-sized bay fronted sitting room with wide bay to front comprising 4 sash windows looking out onto Coldharbour Road. Feature fireplace, wood laminated flooring, high ceiling with ceiling coving and a radiator.

KITCHEN/BREAKFAST ROOM: (13'1" x 12'0") (3.99m x 3.67m) fitted kitchen comprising base and eye level pine units with roll edged laminated worktops over and inset 1½ bowl sink and drainer unit, integrated electric oven with 4 ring gas hob over and further appliance space and plumbing for dishwasher, washing machine and fridge/freezer, modern wall mounted Worcester gas central heating boiler, radiator and double glazed French doors accessing a roof terrace.

Roof Terrace: (21'2" x 6'5") (6.45m x 1.96m) a decked terrace providing outdoor seating.

BEDROOM 3: (rear) (14'1" x 8'3") (4.28m x 2.51m) sash window to rear, wood laminated flooring and radiators.

BATHROOM/WC: a white suite comprising shower ended bath with system fed shower over and curved bath screen, wall mounted wash basin, low level wc, double glazed window to side, heated towel rail and **Airing/Linen Cupboard**.

SECOND FLOOR

LANDING: radiator and doors off to bedroom 1 and bedroom 2.

BEDROOM 1: (front) (17'8" x 15'5") (5.38m x 4.70m) a double bedroom with large dormer to front comprising sash window, low level eaves storage cupboard and a radiator.





BEDROOM 2: (12'0" x 10'6") (3.67m x 3.20m) double glazed window providing an open outlook down St Albans Road and a radiator.

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 January 2003. It is also understood that this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: the maintenance of the property is split between the upper maisonette, the shop/Pilates studio and small ground floor flat with 50% of the cost of any repairs being paid by the owners of the upper maisonette. This information should be checked by your legal adviser.

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

PLEASE NOTE:

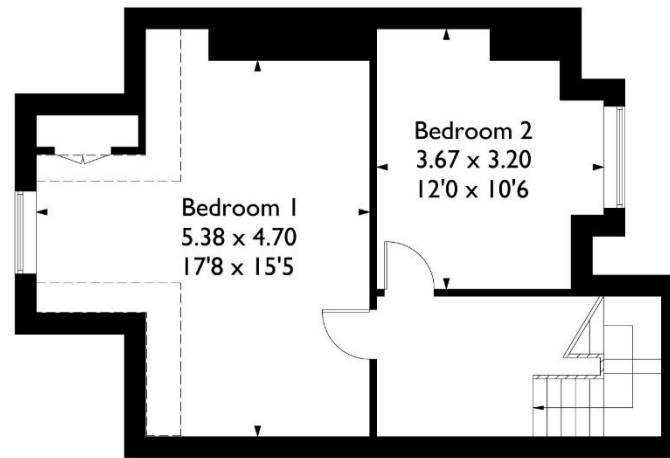
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

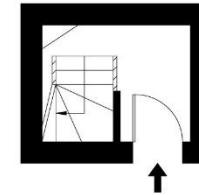
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Coldharbour Road, Westbury Park, Bristol BS6 7SD

Approximate Gross Internal Area 116.80 sq m / 1256.90 sq ft

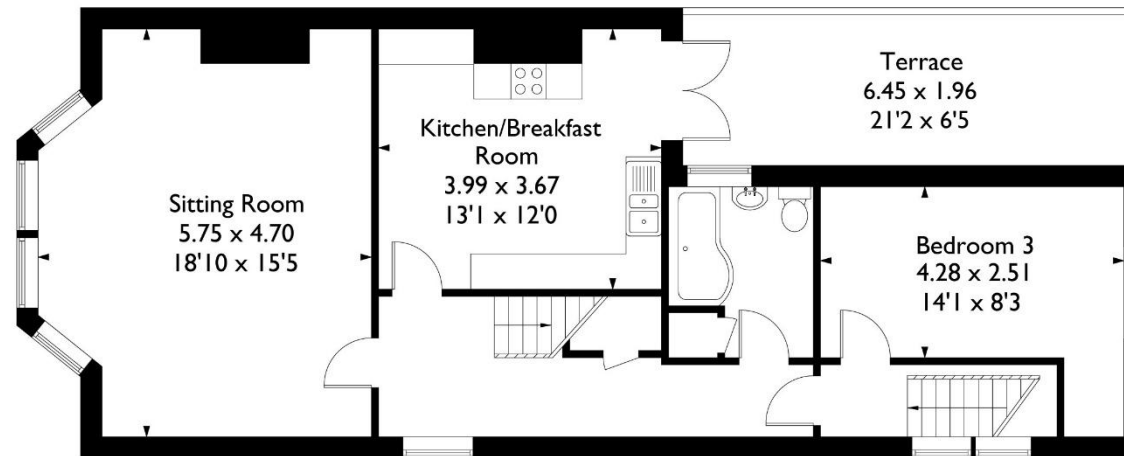


= Reduced headroom below 1.5m / 5'0



Ground Floor
Entrance

Second Floor



First 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.