

Third Floor Flat, Flat 12 Wallcroft, Durdham Park

Guide Price £300,000

RICHARD HARDING

Third Floor Flat, Flat 12, Wallcroft, Durdham Park

Redland, Bristol, BS6 6XJ

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A well located third floor, 2 double bedroom apartment in a highly sought-after purpose-built apartment block, offering spectacular panoramic views over Durdham Downs from all principal rooms. Further benefitting from westerly facing communal lawned gardens, a single parking space and offered to the market with no onward chain.

Key Features

- **Set in a favoured position within close proximity to the Downs and Blackboy Hill whilst convenient for local shopping at Whiteladies Road, Clifton Down, Clifton Village and Henleaze.**
- **Located within a well-established apartment block with an organised management company.**
- **Spectacular views overlooking Durdham Downs in every principal room.**
- **Outside: the property enjoys expansive westerly facing level sunny lawned communal gardens for enjoyment of the residents. To the front of the property there is a single garage with lighting. There is also additional visitor parking, as well as being within the Redland residents parking permit zone.**
- **Offered to the market with no onward chain ensuring a prompt move.**







ACCOMMODATION

APPROACH: via communal entrance where there is a lift and stair access to the third floor. On exiting the lift, the private entrance to apartment 12 can be found to the right hand side.

ENTRANCE HALLWAY: doors off to lounge/dining room, bedroom 1, bedroom 2, bathroom/wc and separate wc.

LOUNGE/DINING ROOM: (**25'3" x 12'11"**) (**7.69m x 3.93m**) a spacious reception room. Large double glazed picture window overlooking the Downs, electric storage heater and opening to:-

KITCHEN/BREAKFAST ROOM: (**22'9" x 6'6"**) (**6.94m x 1.99m**) a fitted kitchen comprising base and eye level units with roll edged worktop and inset sink and drainer unit, under counter space and plumbing for dishwasher, washing machine and under counter space for fridge/freezer. Ample room for breakfast table and chairs next to dual aspect double glazed windows offering a lovely open outlook over Durdham Downs.

BEDROOM 1: (**19'10" x 9'10"**) (**6.05m x 2.99m**) large double bedroom with double glazed windows to rear elevation overlooking Durdham Downs. Wall mounted electric heater.

BEDROOM 2: (**9'9" x 9'0"**) (**2.97m x 2.75m**) double glazed windows to rear elevation overlooking Durdham Downs, wall mounted electric heater and built-in wardrobe.

BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin, panelled bath, two wall mounted medicine cabinets, wall mounted mirror, tiled walls, extractor fan and heated towel rail.







OUTSIDE

COMMUNAL GARDENS: the property enjoys the benefit of expansive lawned sunny communal gardens to the rear of the apartment blocks providing a lovely communal outdoor space to enjoy.

VISITORS' PARKING: there are several visitors parking areas located at the front of the property.

FLAT PARKING: allocated off-street parking for one car.

RESIDENTS' PARKING: the property falls within the local residents parking permit scheme area and a permit is available from Bristol City council for a modest annual fee.

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 1969. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £4,300 paid bi-annually. This information should be checked by your legal adviser.

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

PLEASE NOTE:

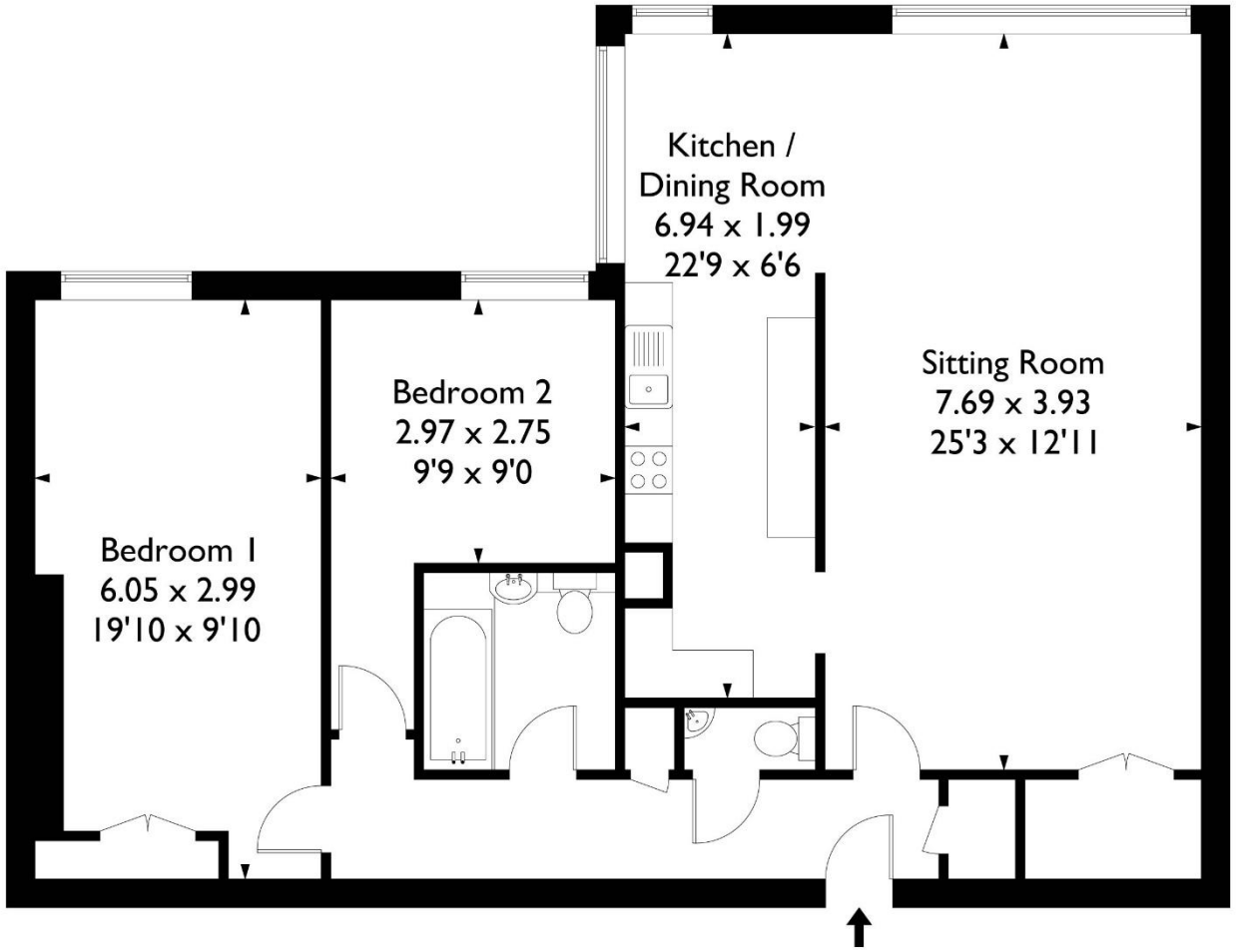
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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



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

Wallcroft, Durdham Park Redland BS6 6XJ

Approximate Gross Internal Area 90.20 sq m / 971.40 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.

The Property Ombudsman RICS

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