Hall Floor Garden Flat, 3 Belvoir Road

Guide Price £450,000

RICHARD HARDING

Hall Floor Garden Flat, 3 Belvoir Road,

St Andrews, Bristol, BS6 5DG

RICHARD HARDING

A well balanced 2 double bedroom hall floor apartment with sociable living accommodation. The property has modern fixtures and fittings including a well-appointed kitchen with direct access out onto a beautifully landscaped rear garden.

Key Features

- **Set in an increasingly popular location, very close to St Andrews Park and the local amenities on Gloucester Road.**
- **Accommodation:** hallway, open plan kitchen/breakfast/sitting room, bedroom 1, bedroom 2 and shower room/wc.
- **Outside:** a recently landscaped private rear garden offering a good deal of privacy plus raised sunny decked area.
- **Double glazing and gas central heating throughout.**

ACCOMMODATION

APPROACH: from the pavement, steps lead up to the communal front entrance door which is located on the side of the building.

COMMUNAL ENTRANCE HALL: hardwood door with fanlight above, tall ceilings, ceiling light point. The private entrance door to the apartment is on the left hand side. Door opens to:-

ENTRANCE HALLWAY: tall ceilings with ceiling light point, cornicing, built-in storage cupboard with shelving, wood effect laminated flooring, tall moulded skirting boards. Doors radiate to:-

OPEN PLAN KITCHEN/BREAKFAST/SITTING ROOM: (**22'6" x 11'7"**) (**6.85m x 3.54m**) measured as one but described separately as follows:-

Kitchen/Breakfast Area: fitted with a range of matching shaker style wall, base and drawer units with wood effect laminate worktop over, inset sink with drainer unit and chrome mixer tap over. Space for range cooker, dishwasher, washing machine and upright fridge/freezer. Generous understairs storage cupboard. Wall mounted Worcester combi boiler concealed in cabinetry. Worktop overhang creating breakfast bar with storage below.

Sitting Area: painted mantelpiece, tall ceilings, two ceiling light points, cornicing, picture rail, radiator, wood effect laminate flooring, double glazed window overlooking the rear elevation and a door providing access out onto rear garden. Ample space for sofas. Further door opening to:-

SHOWER ROOM/WC: a modern white suite comprising low level wc, wall mounted wash basin with vanity storage beneath, large walk-in shower with waterfall shower over and detachable handheld attachment. Ceiling light point, obscure double glazed window to the side elevation, wall mounted chrome towel radiator, wood effect parquet flooring and door accessing the rear garden.

BEDROOM 1: (**14'7" x 14'2"**) (**4.45m x 4.33m**) a generous bay fronted double bedroom with three large double glazed windows overlooking the front elevation with partial cityscape views. Tall ceilings with ceiling light point, cornicing, picture rail, radiator, wood effect laminate flooring, deep moulded skirtings.

BEDROOM 2: (**12'0" x 8'6"**) (**3.67m x 2.60m**) a double bedroom with double glazed window to front elevation, tall ceilings with ceiling light point, cornicing, cast iron feature fireplace with painted mantel, built-in storage shelving to either side of chimney breast, radiator, wood effect laminate flooring, tall moulded skirtings.

OUTSIDE

REAR GARDEN: (**43'0" x 27'0"**) (**13.10m x 8.22m**) a beautifully landscaped rear garden which has been arranged into three main zones. Pathway plus stone patio area located closest to the property with useful wooden side access gate. An area of lawn with flower border to one side. Stepping stones lead up to the top section of garden which is laid to wooden decking; a lovely sunny raised area ideal for garden seating. Metal storage enclosure, security light, water tap.

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 2009. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no formal monthly service charge. Any monies are paid as and when necessary, with a 2/5 split for the Hall Floor Garden flat. This information should be checked by your legal adviser.

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

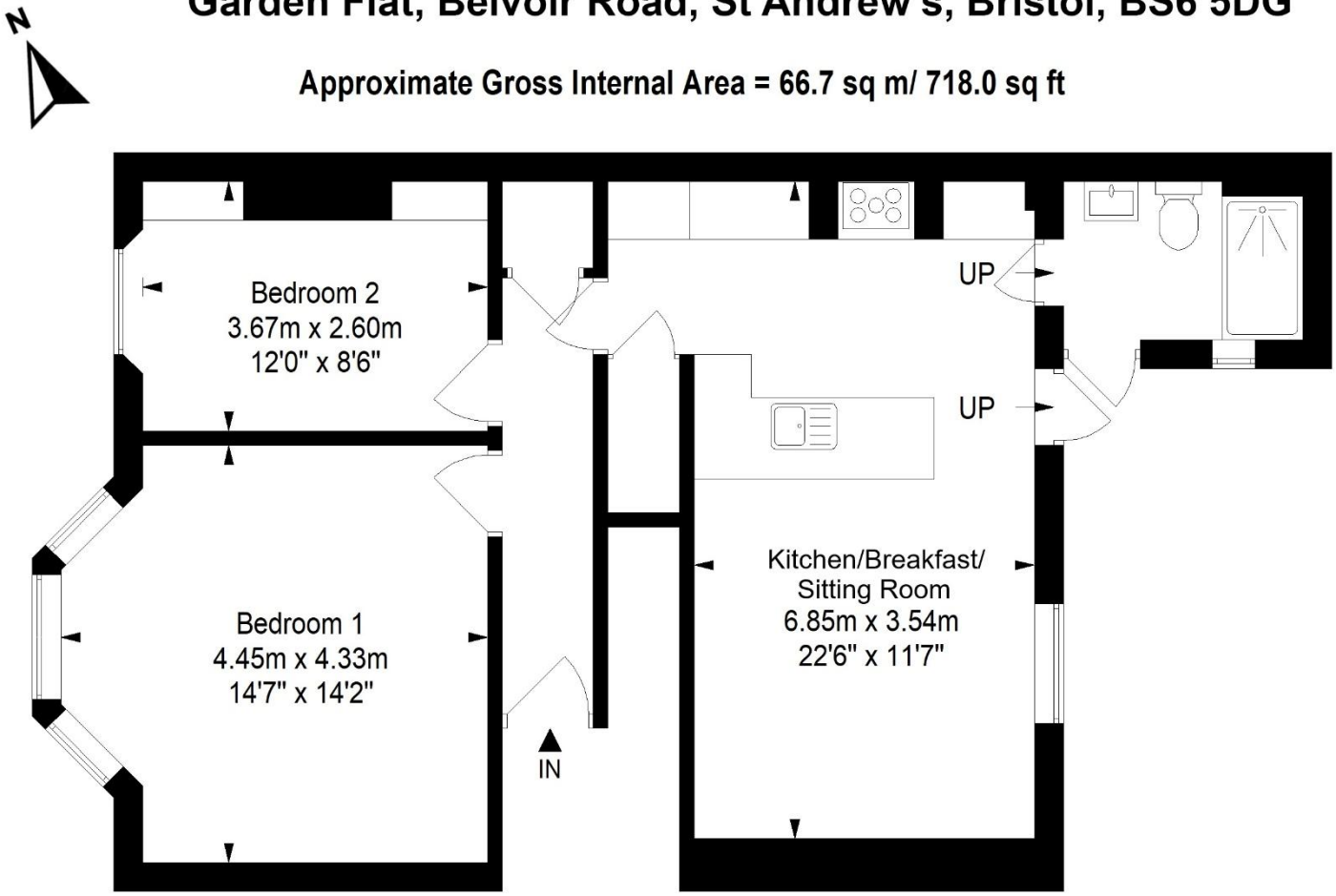
PLEASE NOTE:

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.

Garden Flat, Belvoir Road, St Andrew's, Bristol, BS6 5DG

Approximate Gross Internal Area = 66.7 sq m/ 718.0 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

The Property Ombudsman RICS

122-124 Whiteladies Road Clifton Bristol BS8 2RP
01179 466690 | sales@richardharding.co.uk