



First Floor Flat, Flat 2, 10 The Quadrant

Guide Price £280,000

RICHARD
HARDING

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Redland, Bristol, BS6 7JR

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An impressive and bright 1 bedroom first floor apartment in an Edwardian period semi detached building.

Key Features

- South-westerly light in all principal bedrooms.
- Set in an excellent location, next to a number of shops and retailers on Coldharbour Road.
- Offered with no onward chain which makes a prompt and convenient move possible.
- Easy reach to Durdham Downs and Whiteladies Road.

ACCOMMODATION

APPROACH: communal front entrance door and stairs rise to the half landing where you will find the private entrance for the flat.

ENTRANCE HALLWAY: over two levels, with doors off to the living/dining room, bedroom and bathroom.

LIVING/DINING ROOM: (15'2" x 13'10") (4.62m x 4.22m) three large sash windows with aspect to rear elevation. Cast iron fireplace with wooden surround and mantel. Ceiling cornicing and a radiator.

KITCHEN: (10'6" x 5'3") (3.20m x 1.60m) eye to floor level kitchen units incorporating work surfaces, 1 ½ bowl sink unit, 4 ring gas hob and electric oven, tiled splashback, wall mounted gas boiler.

BEDROOM: (14'1" x 10'2") (4.29m x 3.10m) two large sash windows to rear elevation, ceiling cornicing, radiator, fitted wardrobe with hanging rail and storage.

BATHROOM/WC: white wood panelled bath, wash hand basin, low level wc, shower cubicle, radiator, sash window to side elevation.

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 1989. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

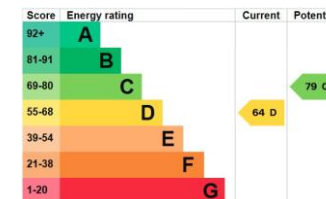




SERVICE CHARGE: it is understood that the monthly service charge is £55. This information should be checked by your legal adviser.

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

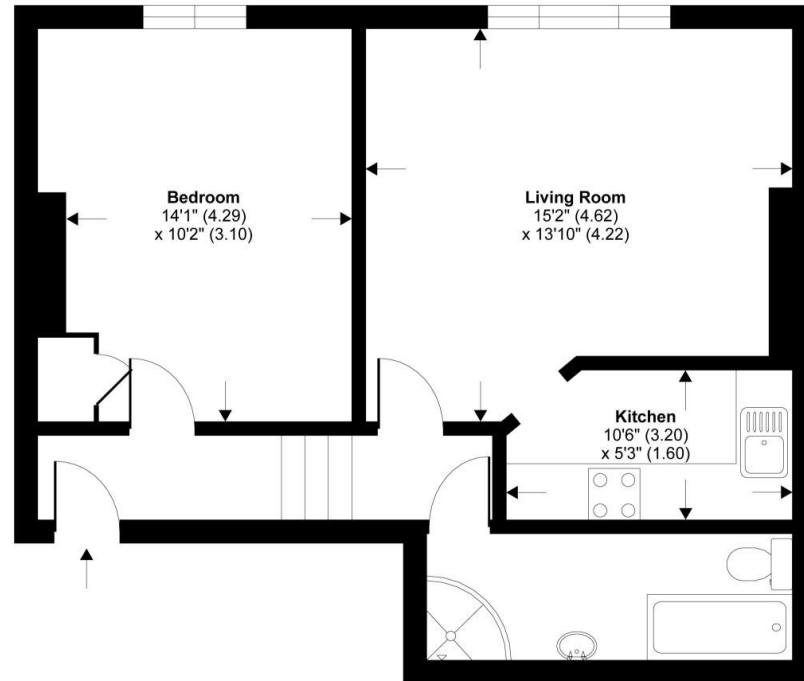
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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



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

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APPROX. GROSS INTERNAL FLOOR AREA 534 SQ FT 49.6 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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