



Hall Floor Flat, 19 Burlington Road
Guide Price £315,000

RICHARD
HARDING

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Redland, Bristol, BS6 6TJ

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An exquisite one bedroom hall floor apartment, forming part of this newly renovated stunning Grade II listed period building, just off Whiteladies Road.

Key Features

- Stylish and well-appointed interior blended with impressive high ceilings and period features.
- Comprehensive refurbishment of the entire building, with each apartment having been re-wired, re-plumbed and with brand new kitchens and bathrooms.
- Prime location on an incredibly desirable and convenient road, just a short stroll from Whiteladies Road with its excellent eateries, shopping, weekly farmers market, the Everyman Cinema and more. Durdham Downs and Clifton Down train station are also nearby.
- **Accommodation:** central entrance hallway with recessed storage cupboard, open plan kitchen/dining/living room with glorious sash windows with working wooden shutters and newly fitted kitchen with built-in integrated appliances, double bedroom with en-suite shower room/wc and a separate cloakroom/wc.
- A superb city apartment in a stunning period building offered with no onward chain.

ACCOMMODATION

APPROACH: a pathway leads up towards the beautiful facade of the building and communal entrance to the apartments. Through the grand communal entrance hallway, where you will find the private entrance to the hall floor flat on the left hand side.

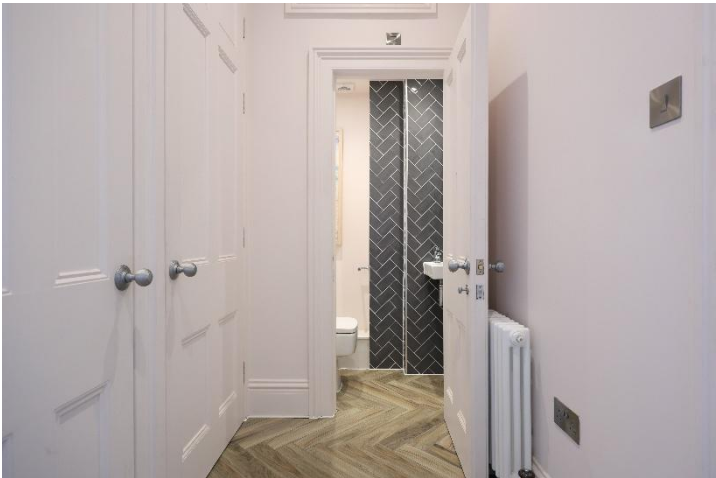
ENTRANCE HALLWAY: high ceilings with ceiling coving, tiled herringbone flooring, recessed storage cupboard housing the fuse box for electrics, period style radiator. Doors off to the open plan kitchen/dining/living space, bedroom and a cloakroom/wc.

KITCHEN/DINING/LIVING ROOM: (15'9" x 13'11" max into chimney recess) (4.81m x 4.24m) a stylish open plan living area with a newly fitted kitchen comprising base and eye level cupboards and drawers with slim profile quartz effect worktop over and inset sink. Integrated appliances including an electric oven, induction hob, slimline dishwasher, washing machine and fridge/freezer. Overhanging breakfast bar providing seating. Glorious tall floor to ceiling sash windows to front elevation with working wooden shutters, high ceilings with ornate ceiling corning and central ceiling rose and two period style radiators.

BEDROOM: (10'8" x 10'0") (3.25m x 3.05m) double bedroom with tall floor to ceiling sash window to rear, built-in wardrobe housing the Worcester gas central heating boiler, period style radiator. Door opening to:-

En-Suite Shower Room/WC: a smart stylish shower room with walk-in oversized shower enclosure with dual headed system fed shower, low level wc with concealed cistern, wall mounted wash basin with storage drawer beneath, heated towel rail, part tiled walls, tiled floor and obscure glazed window to the rear elevation.





SEPARATE WC: white suite comprising low level wc and wall hung hand washbasin with mixer tap. Partially tiled walls, tiled herringbone flooring, wall mounted mirror, ceiling light point, extractor fan.

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: we understand that a new 999 year lease will be provided upon sale of the flat, with a management company formed between the new owners. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is currently no monthly service charge. A new management company will be formed between the new owners and this will be decided upon at that point. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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.

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Approximate Gross Internal Area = 40.82 sq m / 439.38 sq ft

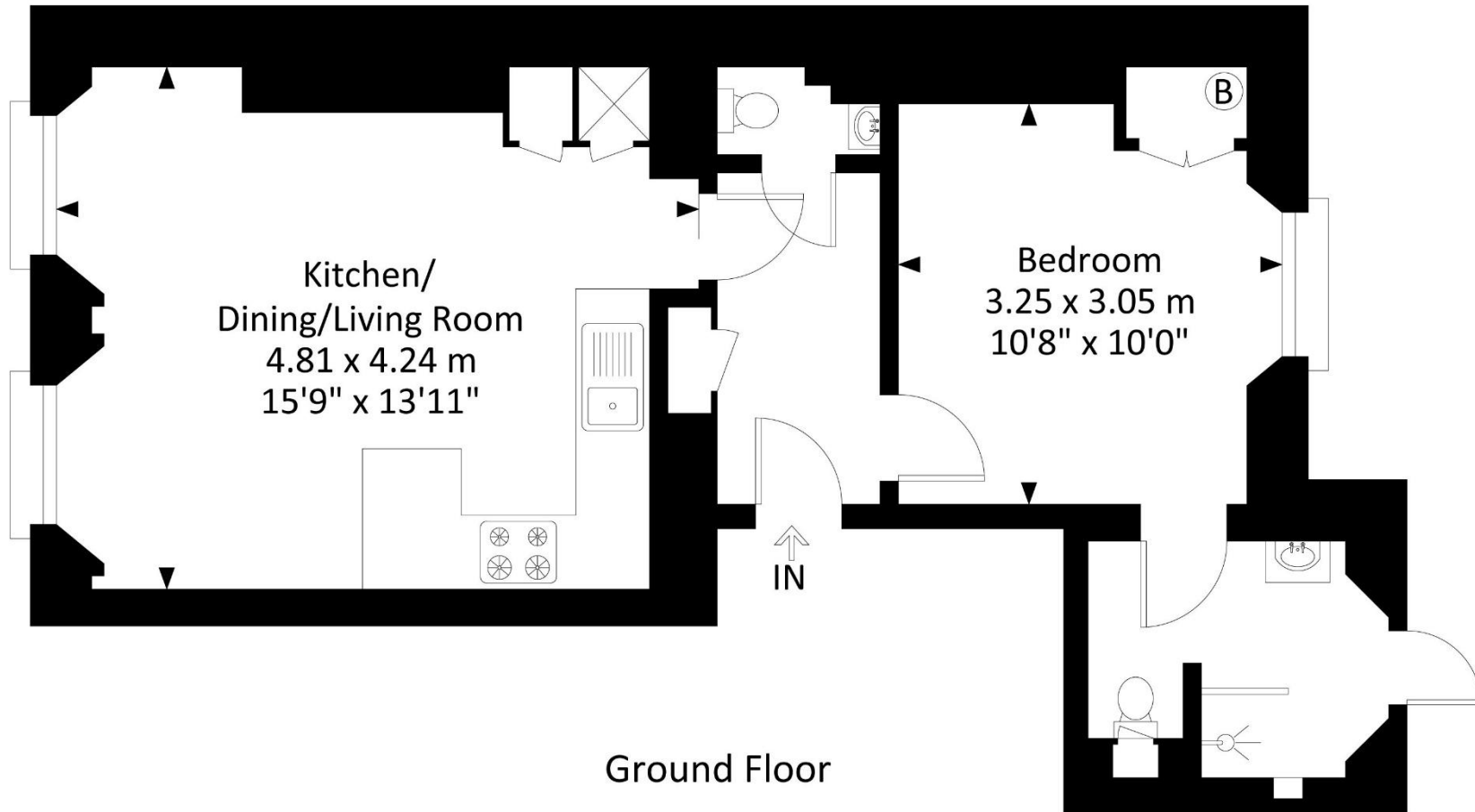
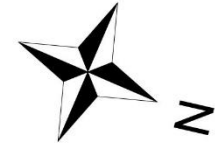


Illustration for identification purposes only, measurements and approximate, not to scale.