



Hall Floor Garden Flat, 14 Zetland Road
Guide Price £450,000

RICHARD
HARDING



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Redland, BS6 7AD

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A level access 2 double bedroom, 2 reception room, hall floor garden apartment, enjoying the principal rooms of a converted Victorian villa with private enclosed garden, near immediate links to Gloucester Road and a short distance from Cotham Gardens and Redland station.

Key Features

- A spacious hall floor apartment with level access, offering flexible accommodation with two double bedrooms, sitting room, dining room and kitchen.
- Superbly located on Zetland Road adjacent to an eclectic mix of shops and restaurants and on the very cusp of Gloucester Road, the highly regarded independent shopping district.
- Excellent transport links with a level walk to shops, Redland railway station and on a main bus route.
- Situated in the RD residents parking scheme and in the Cotham and Redland conservation area.
- Fully double glazed throughout with mains gas central heating.
- Benefitting from recent roof works and improvements to the communal area.
- Superb natural head height, natural light levels and original features.
- One of just two apartments within an owner managed building with the benefit of the remainder of a 999 year lease.
- A private enclosed rear garden for the sole use of this apartment.





ACCOMMODATION

APPROACH: the property is approached over decorative period tiled pathway, adjacent to bin store, up to covered box porch with original tiling. Wood panelled door with overlight opens to:-

COMMUNAL ENTRANCE HALLWAY: a short hallway with decorative tiled flooring which continues and extends to wooden flooring, high ceilings, timed lighting switch, picture rail, head height meter cupboard. Wooden door on the left provides the private entrance into:-

HALLWAY: a rectangular entrance hallway with high ceilings, ceiling mouldings, picture rail and radiator. Understairs storage cupboard adjacent to the two steps down to the next level.

Storage Cupboard: a larger storage cupboard level with the entrance hallway and likely a former butler's pantry. Coat hanging space and additional storage to side.

SITTING ROOM: (18'1" x 11'10") (5.50m x 3.60m) wide angled bay window to front elevation with double glazed windows overlooking street scene views with radiator below. High ceilings continue with decorative mouldings, central ceiling rose and picture rail. Dimmer switch lighting. White marble fireplace, mantle around cast iron insert fireplace with slate hearth. Wooden flooring throughout this room.

DINING ROOM: (13'10" x 11'0") (4.22m x 3.36m) three steps down from the entrance hallway lead directly into the dining room which acts as a central pivot point between kitchen and main bedroom, wooden flooring throughout, wood panelling to half-wall height, double glazed window to rear elevation directly overlooking the garden, and an alcove for former fireplace with radiator to side. Three steps from this level lead up to:-

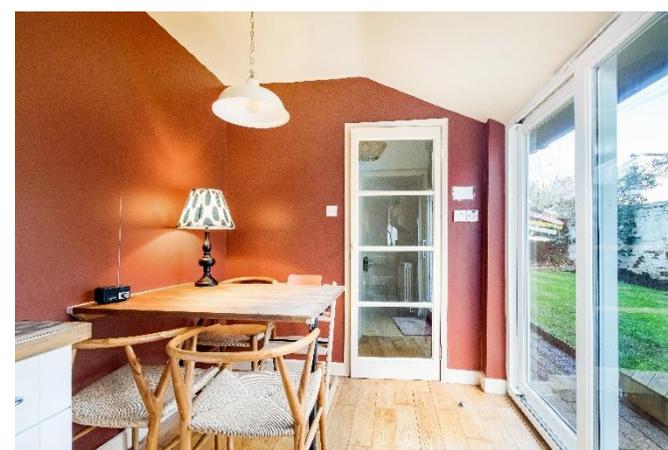
BEDROOM 1: (16'11" x 12'6") (5.16m x 3.81m) a pair of double glazed windows to rear elevation directly overlooking garden with radiator below, high ceilings continue, picture rail. Cast iron insert fireplace with decorative tiled surround and tiled hearth. Built in wardrobes and cabinets to one side of the chimney breast, fixed wall mirror and period dolly switches.

BEDROOM 2: (13'11" x 7'7") (4.24m x 2.30m) double glazed window to front elevation with radiator below, dimmer switch lighting, high ceilings and ceiling mouldings continue. Picture rail, wood panelled wall to one side and built in cabinets both sides of the disused chimney breast with the central alcove now benefitting from built in shelving.

KITCHEN: (18'10 x 7'0") (5.74m x 2.13m) long kitchen with wood flooring throughout, natural lighting from double glazed window and sliding patio doors to side elevation overlooking and leading onto garden, column radiator and space for dining table. Square edged wooden worksurfaces on both sides of the room with eye and floor level kitchen units with plate rack opposite. Integrated Bosch 4-ring gas hob with matching electric double oven below and extractor hood over. Bosch undercounter dishwasher. Integrated 1 1/3 sink with swan neck mixer tap and drainer, space for freestanding tall fridge/freezer. Connecting door through to:-

UTILITY AREA: a very short utility area acting as an interstitial space between kitchen and bathroom with Ideal Logic combi-boiler to one side, roll edged work surface with undercounter storage for white good appliance and further storage above. Wall mounted heating controls for underfloor heating in the adjacent bathroom.

BATHROOM/WC: accessed from the utility room with obscured double glazed window to side elevation with column radiator below, tiled heated flooring, pedestal hand basin with mirrored shelving unit above and shaving point. Steel bath, period style mixer tap with shower hose attachment, close coupled wc with shelving over, tiled walls on three sides and wall mounted extractor fan.



OUTSIDE

GARDEN: (approx. 53ft x 17ft) (16m x 5m) a fully enclosed rear garden with outside lighting and water supply adjacent to a decked area abutting the property, outside power supply with the decking area used as an outdoor seating and barbeque space. The central main part of the garden is predominantly lawned with small trees to side and water butt, small timber shed with a further wood chipped area to the rear of the garden with compost area and summer house.

Summer House: summer house with timber pitched roof and single glazed on three sides, with short veranda looking back towards the property in a southerly direction.

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 1st January 1988, the property is arranged as a criss cross lease, a structure where there are 2 flats in the building whereby each flat owns each other's freehold and lease from each other. The property is internally managed and insured, but does not pay a regular service charge and there is no ground rent payable. This information should be checked with 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
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

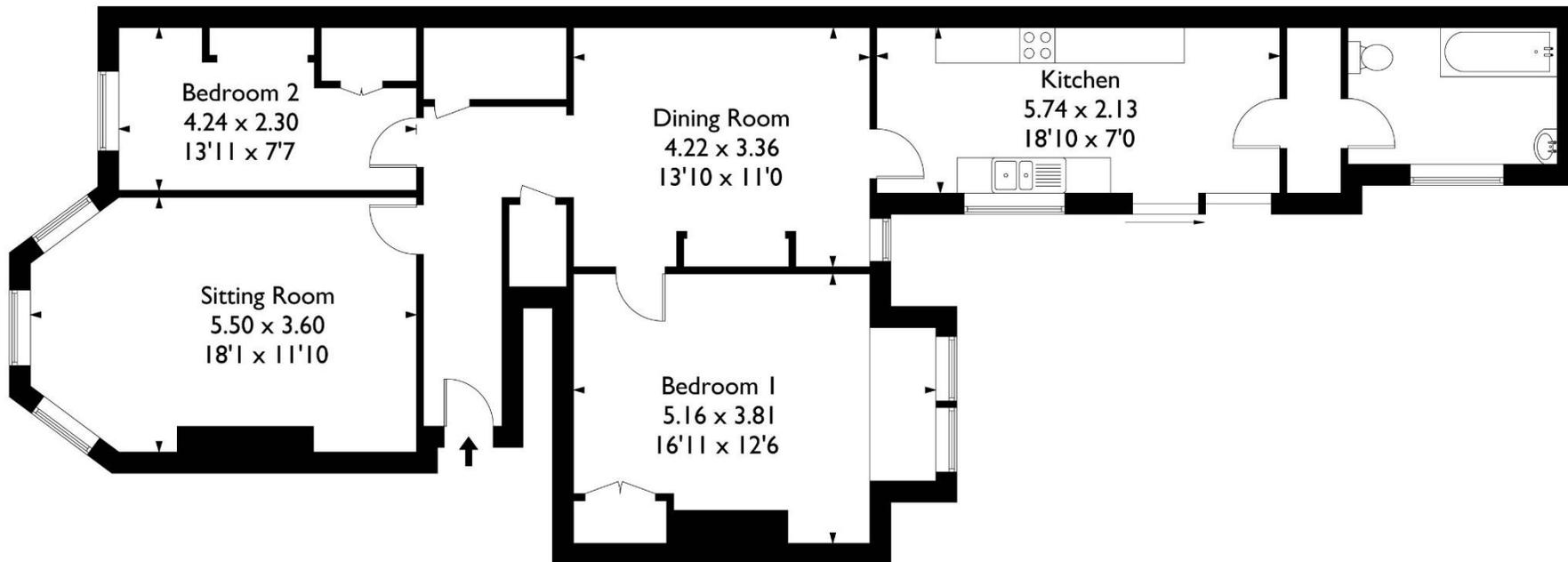
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Zetland Road, Redland, Bristol BS6 7AD

Approximate Gross Internal Area 92.4 sq m / 994.6 sq ft



Ground Floor Entrance

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.