

Hall Floor Flat, 32 Hampton Road

Guide Price £325,000

RICHARD HARDING

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Redland, Bristol, BS6 6HZ

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An attractive and spacious light filled 2 bedroom hall floor apartment with period features, large bay fronted sitting/dining room and separate kitchen. Offered with no onward chain.



Key Features

- **Situated within the heart of Redland close to local independent restaurants, cafes and shops of Chandos Road, Cotham Hill and Whiteladies Road. Clifton Down train station and bus connections to central areas are also nearby.**
- **Accommodation:** entrance hallway, sitting/dining room, kitchen, bedroom 1 with en-suite, bedroom 2 and bathroom/wc.
- **The apartment is situated with Cotham North (CN) residents parking zone.**
- **To be sold with no onward chain making a prompt and convenient move possible.**

ACCOMMODATION

APPROACH: take the pathway with steps leading up to the raised hall floor where the communal entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE HALL: the private entrance door to the hall floor apartment can be found immediately when you turn right. Door opens to:-

ENTRANCE HALLWAY: fitted carpet, ceiling light point, radiator. Access to all principal rooms.

SITTING/DINING ROOM: (**15'9" x 12'9"**) (**4.80m x 3.88m**) a wonderful light filled room, with three bay fronted sash windows to front elevation, period fireplace with marble hearth, radiator, light point and carpet.

KITCHEN: (**10'2" x 6'8"**) (**3.10m x 2.04m**) sash windows to front elevation, base and eye level units with built-in electric 4 ring hob, built-in oven, washing machine, dishwasher and freezer. Laminate worktop, stainless steel sink, mixer tap and tiled splashbacks, Vaillant combi boiler, ceiling light points, radiator.

BEDROOM 1: (**14'3" x 14'1"**) (**4.33m x 4.30m**) three bay fronted sash windows to rear elevation, carpeted floor, light point, radiator. Built-in wardrobe. Door to:-

En-Suite Shower Room/WC: tiled throughout, enclosed walk-in shower, wc, wash hand basin, radiator, laminate flooring.

BEDROOM 2: (**10'4" x 7'10"**) (**3.16m x 2.38m**) sash window to rear elevation plus partially obscured window to rear elevation, built-in wardrobes and cupboard, carpeted floor, radiator and light point.

BATHROOM/WC: panelled bath with shower over, tiled throughout, wash hand basin with mixer tap, wc, 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: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 June 1990. We understand that this property 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 £162.27. This information should be checked by your legal adviser.

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

PLEASE NOTE:

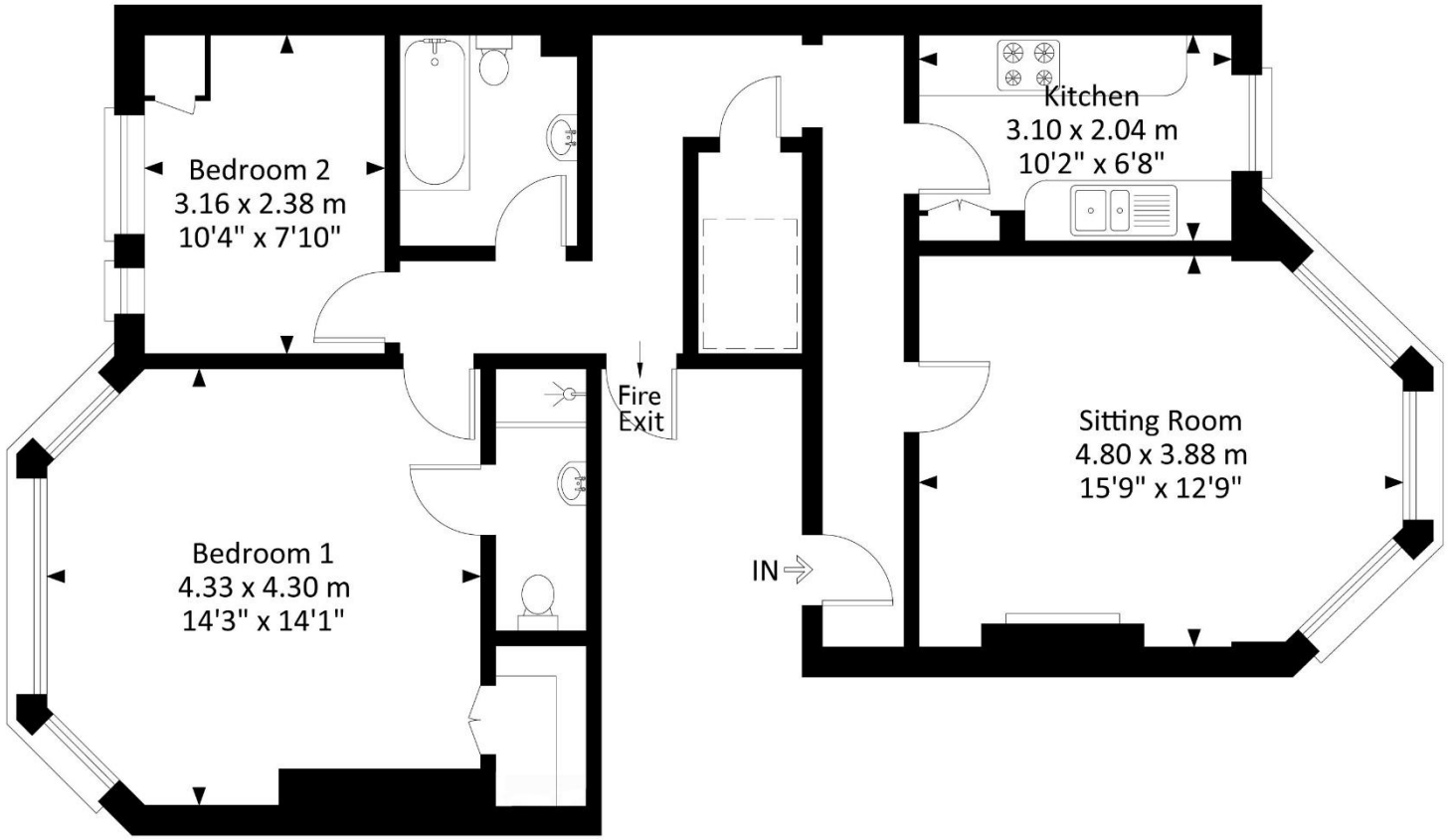
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

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Approximate Gross Internal Area = 794.48 sq ft / 73.81 sq m



Ground Floor

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

The Property Ombudsman RICS

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