



Hall Floor Garden Flat, 3 Redland Park

Guide Price £480,000

RICHARD
HARDING

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Redland, Bristol, BS6 6SA

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Bright, spacious and bay fronted, 2 double bedroom, hall floor apartment set within an attractive semi-detached Victorian period building with an abundance of period features, good sized sitting/dining room and kitchen, private landscaped garden and allocated off-street parking.

Key Features

- Set in a central location just a few metres off Whiteladies Road and within easy reach of Chandos Road, Gloucester Road and Cotham Hill, whilst Clifton Down train station is only a short walk away.
- **Accommodation:** entrance hall, living/dining room, kitchen, 2 double bedrooms, bathroom/wc.
- **Outside:** private landscaped front garden & allocated off-street parking to the rear.
- **Double glazed sash windows with working wooden shutters.**
- **EPC Rating = C**

ACCOMMODATION

APPROACH: from pavement pathway continues alongside the private garden for this flat with steps up to the main front entrance. Solid panelled wooden door opens to:-

COMMUNAL ENTRANCE HALLWAY: ceiling light, window to side elevation. Immediately in front of you a wooden door opens to:-

ENTRANCE HALLWAY: tall ceiling with ceiling light point, door entry intercom system, radiator, moulded skirting boards, doors leading to all principal rooms and double doors access large understairs cupboard.

LIVING/DINING ROOM: (17'4" x 12'10") (5.28m x 3.90m) beautiful room with large bay, comprising three floor to ceiling double glazed sash windows with working wooden shutters overlooking the front elevation. Tall ceilings and ornate ceiling rose, central ornate cast iron fireplace with tiled hearth, central ceiling light point, cornicing, 2 radiators, moulded skirting boards & space for sofas and dining room furniture. Archway opens up to:-

KITCHEN: (13'11" x 5'3") (4.23m x 1.61m) fitted with a matching range of wall, base and drawer units with roll edged worktop over, inset stainless steel sink with mixer tap over, integrated oven, integrated washing machine, fridge/freezer, 4-ring electric hob with extractor over, window to front elevation & tall ceiling with inset downlights.

BEDROOM 1: (15'5" x 14'5") (4.70m x 4.40m) large double bedroom with tall ceilings, 3 double glazed sash windows to rear elevation with working wooden shutters, ornate coving, radiator, two large fitted wardrobes & central ceiling light point.

BEDROOM 2: (14'4" x 9'11") (4.37m x 3.03m) two double glazed upvc windows to rear elevation, radiator, central ceiling light point, ornate coving, two large fitted wardrobes & separate cupboard housing combi-boiler.

SHOWER ROOM/WC: modern suite comprising of low level wc with concealed cistern and dual flush, fully tiled walls and floors, wall mounted hand basin with ceramic sink and mixer tap with mirror over, shower cubicle within glass enclosure, mains fed shower head, extractor fan, ceiling downlights & radiator.





OUTSIDE

PRIVATE GARDEN: to the front of the property is the private garden which the current vendor has landscaped including Indian sandstone patio with ample space for garden furniture, well stocked borders that feature an array of mature shrubs and a beech tree.

PARKING: to the rear of the building the property benefits from having one allocated off-street parking space accessed via the driveway to the right hand side of the building. The bay is the second space from the left hand side.

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 25 March 1989, with a Share of the Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

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

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.

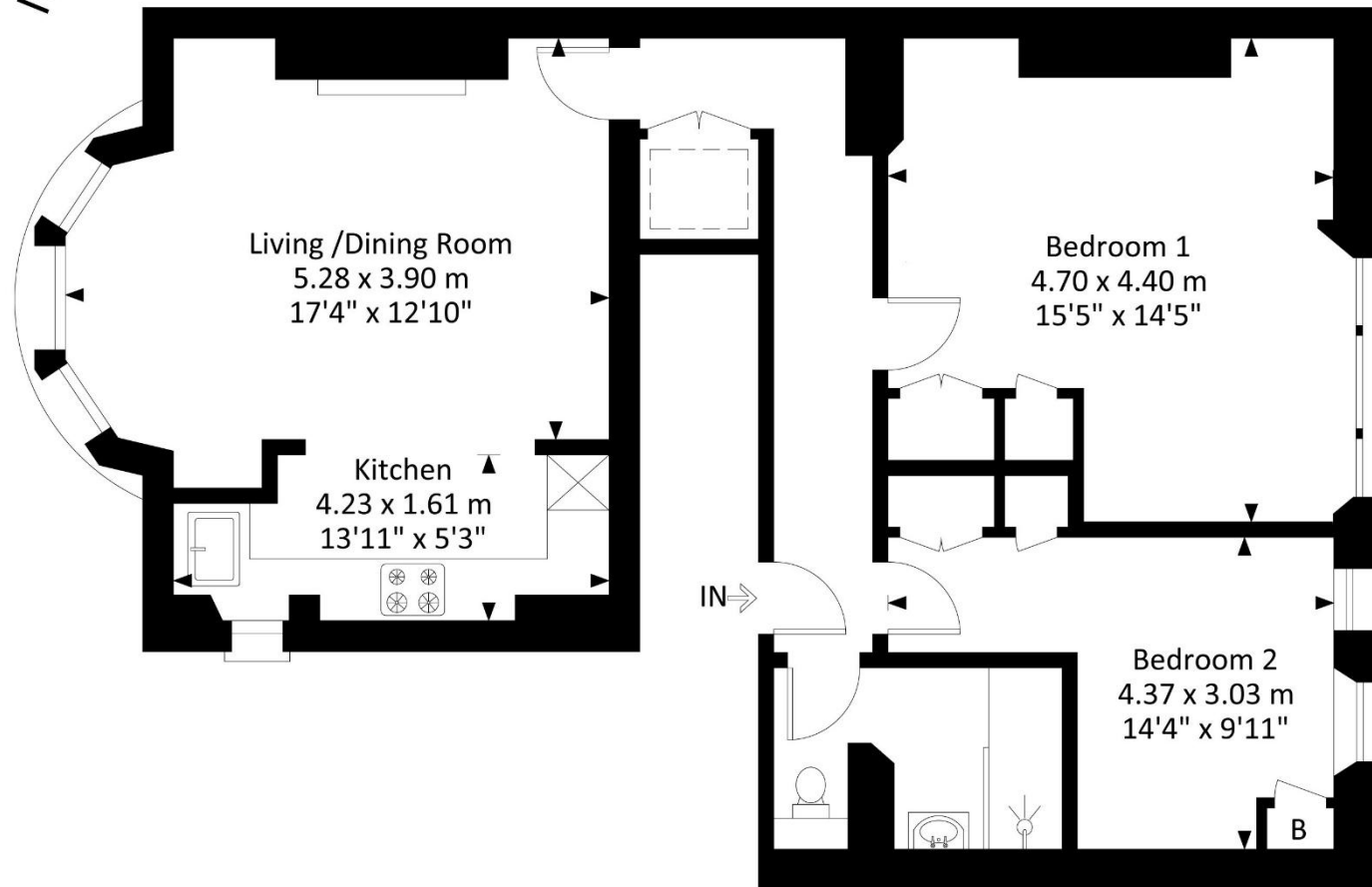
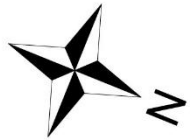


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 = 72.44 sq m / 779.73 sq ft



Raised Ground Floor

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