



Flat 5, Broomwell Lodge, 26 Westfield Park
Guide Price £325,000

RICHARD
HARDING

Flat 5, Broomwell Lodge, 26 Westfield Park

Redland, Bristol, BS6 6LT

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An impeccably presented one bedroom first floor flat forming part of a charming and peaceful Victorian property. Ideally situated, just off Whiteladies Road, whilst also benefitting from an allocated off-street parking space. Offered with no onward chain.

Key Features

- Situated in an impressive tree-lined cul-de-sac and just a moment's stroll of Whiteladies Road, in easy reach of Cotham Hill pubs, the University, Chandos Road and the city centre, while Clifton Down train station is a short walk away.
- Access to allocated off street parking space.
- **Accommodation:** entrance hallway, sitting room, kitchen, double bedroom, bathroom/wc.
- Presented with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: accessed via private off street parking, with stone steps leading to the first floor and communal entrance.

COMMUNAL HALLWAY: doors open to communal landing with a white four-panelled wooden door to this apartment being found immediately in front of you.

ENTRANCE HALLWAY: two light points, carpeted flooring, access to living room, kitchen, bedroom and storage cupboard with space for plenty of storage and containing the recently installed boiler.

SITTING ROOM: (16'1" x 14'8") (4.90m x 4.46m) three wooden sash windows looking onto front elevation, light point, period fireplace, carpeted flooring and a radiator.

KITCHEN: (8'1" x 7'3") (2.47m x 2.22m) brand new base and eye level units with stainless steel sink, space for fridge/freezer and washing machine, 4 ring electric hob with oven beneath, stainless steel extractor fan, double glazed skylight, radiator, vinyl flooring.

BEDROOM: (13'7" x 11'0") (4.14m x 3.35m) wooden sash windows to front elevation, carpeted flooring, light point, double radiator.

BATHROOM/WC: panelled bath with shower over, wc, wash hand basin, radiator, extractor fan.

OUTSIDE

OFF STREET PARKING: the property has a private off street parking space in the communal driveway. The space allocated to this apartment is marked '5'.





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 1988. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,239. This information should be checked by your legal adviser.

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

PLEASE NOTE:

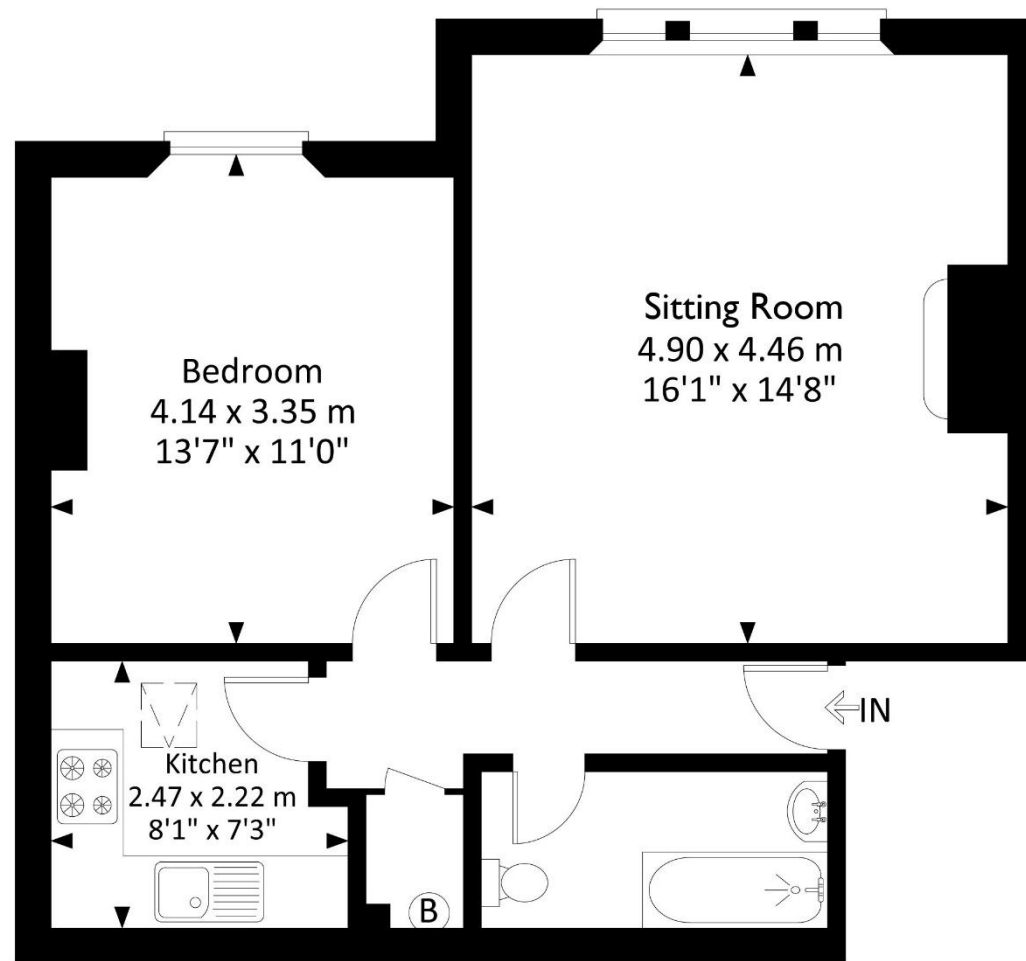
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D	66 D	78 C
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 = 548.85 sq ft / 50.99 sq m



First Floor

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