Third Floor Flat, 32 The Praedium, Durdham Park

Guide Price £435,000

RICHARD HARDING

Third Floor Flat, 32 The Praedium, Durdham Park

Redland, Bristol, BS6 6XA

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An incredibly smart and impressive 2 double bedroom (one en-suite) purpose-built apartment in a wonderful, elevated position close to The Downs and enjoying a fantastic wrap-around south facing balcony, secure underground parking, lift access and communal gardens.

Key Features

- **Prime location close to the Downs and within an easy walk of the shops, cafes, restaurants, weekly farmers' market and general amenities of Whiteladies Road.**
- **Accommodation:** spacious entrance hallway with utility cupboard, fabulous open plan kitchen/dining/living area with modern fitted kitchen, floor to ceiling windows and access out to the sunny balcony. Bedroom 1 with good sized en-suite shower room, a second double bedroom and a large bathroom.
- **Secure underground parking, plus additional visitor spaces.**
- **Offered with no onward chain making a prompt and convenient move possible.**
- **A well-arranged apartment with a particularly large balcony, parking and more.**

ACCOMMODATION

APPROACH: via communal entrance where a staircase and lift access ascend to the third floor, where the private entrance to apartment 32 can be found. Door opens to:-

ENTRANCE HALLWAY: spacious hall with door entry intercom, electric wall mounted heater, coat hooks and hanging rail. Useful, recessed storage cupboard and a generous utility/airing cupboard housing washing machine, hot water tank and shelving. Further doors open to:-

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (**18'6" x 17'5"**) (**5.64m x 5.31m**) measured as one but loosely divided as follows:-

Dining/Living Area: fabulous living space in a prime elevated corner, offering a wonderful leafy outlook over the canopy of surrounding trees and the rooftops of central Bristol via floor to ceiling windows to rear and side elevations. An inset glazed door accesses a balcony wrapping around the rear and side of the property.

Kitchen Area: modern fitted kitchen comprising an array of wall, base and drawer units with square edged worktop over, inset sink and breakfast bar offering seating. Integrated appliances include electric oven, 4 ring ceramic hob with extraction over, microwave, slimline dishwasher and fridge with freezer compartment.

BEDROOM 1: (**12'11" x 9'11"**) (**3.94m x 3.02m**) double bedroom with floor to ceiling window to rear elevation offering beautiful leafy cityscape views. Recessed wardrobes with built-in hanging rail and storage shelving. Electric wall mounted heater. Door accessing:-

En-Suite Shower Room/WC: white suite with oversized shower enclosure, low level wc, pedestal wash basin and heated towel rail.

BEDROOM 2: (**10'7" x 9'9"**) (**3.23m x 2.97m**) double bedroom with floor to ceiling window offering leafy cityscape views.

BATHROOM/WC: white suite comprising panelled bath with system-fed shower over, low level wc, pedestal wash basin, heated towel, inset spotlights and extractor fan.

OUTSIDE

BALCONY: (**20'5" x 5'2"** narrowing to **12'2" x 5'2"**) (**6.22m x 1.57m** narrowing to **3.71m x 1.57m**) a fantastic south and westerly facing L-shaped balcony overlooking the communal grounds and across the canopy of trees and rooftops of the city. Enjoys most of the day's sunshine with plenty of room for bistro dining furniture and potted plants.

COMMUNAL GROUNDS: the property is surrounded by communal gardens to the rear and side. There is also a communal bike store and bin store.

UNDERGROUND PARKING: secure, gated underground parking space with one space allocated to the apartment. Externally there are also several visitor parking spaces.

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 125 year lease from 1 January 2004. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £175. This information should be checked by your legal adviser.

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

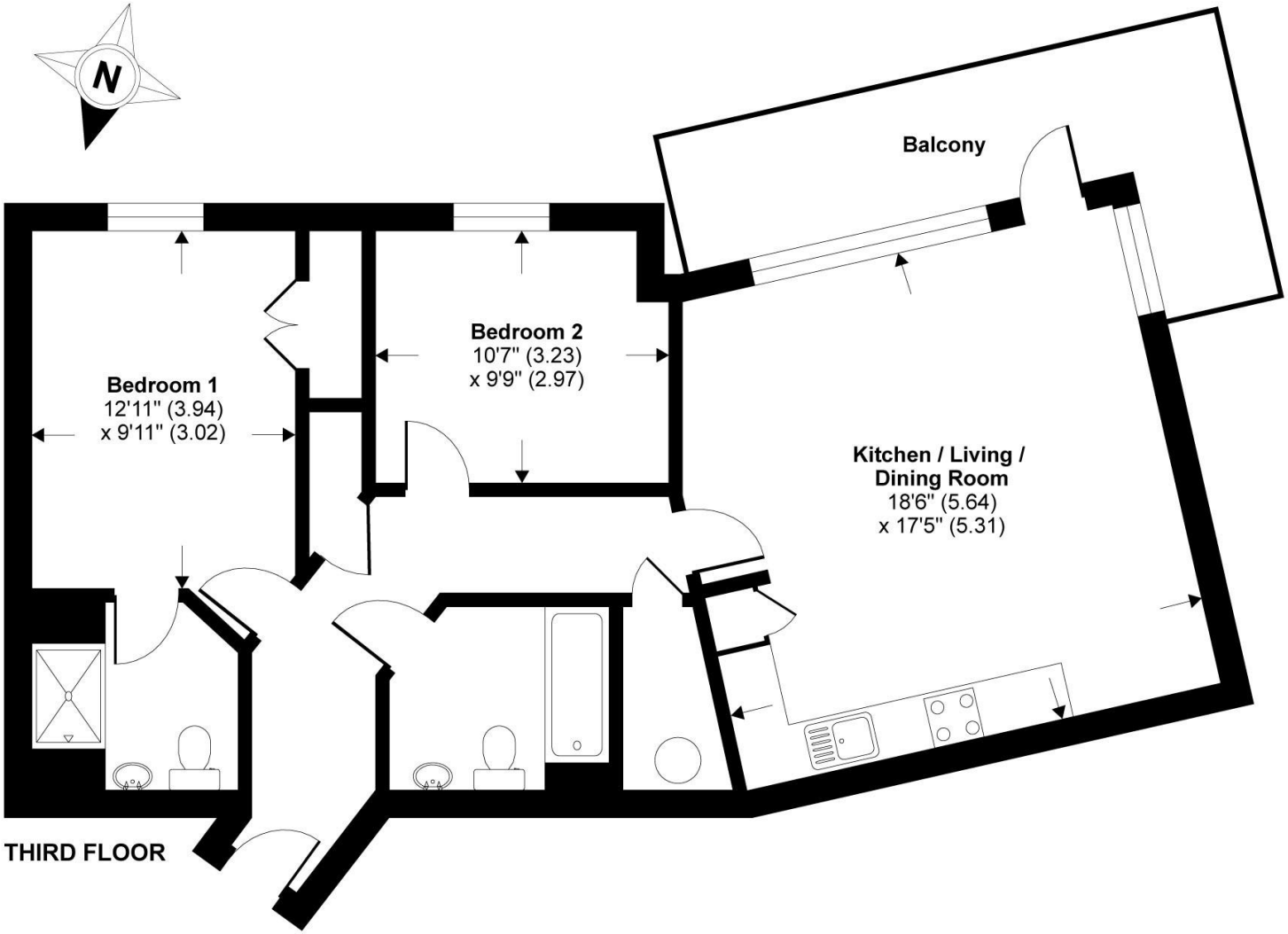
PLEASE NOTE:

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.

Third Floor Flat, 32 The Praedium, Chapter Walk, Redland, Bristol, BS6 6WB

APPROX. GROSS INTERNAL FLOOR AREA 809 SQ FT 75.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.This floor plan was constructed using measurements provided to Niche Communications by a third party.

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