
Hall Floor Flat, Flat 3, 91a Redland Road
Guide Price £350,000 to £365,000
RICHARD
HARDING

Hall Floor Flat, Flat 3, 91a Redland Road

Redland, Bristol, BS6 6RD

An elegant and well located 2 bedroom bay fronted Victorian hall floor apartment on Redland Road with separate kitchen, communal front garden, first come first served parking and no onward chain.

Key Features

- **A moments' walk from Bristol's highly regarded shopping and restaurant areas, including Whiteladies Road and Gloucester Road.**
- **One of four flats within a converted Victorian building.**
- **Fine views and excellent light levels, with windows in every room and on three elevations of the building.**
- **Situated in the Cotham and Redland Conservation Area.**
- **Benefitting from the remainder of a 999 year lease and an internal management company.**
- **Situated in the mixed CN and RD Residents' Parking Zone (9am–5pm).**
- **First come first served off road parking to the rear of the building and a communal front garden.**
- **Offered with no onward chain.**

ACCOMMODATION

APPROACH: the property is approached from its pedestrian entrance on Redland Road through wrought iron gate over shared front pathway, which runs to the side of the building and up a short flight of 5 shallow steps to a side entrance with a decorative surround, intercom entry phone and obscured glazed wooden door opening to: -

COMMUNAL AREA: high ceiling, ceiling mouldings, fire alarm controls, staircase rising to the upper floors. The single door on this level, marked Flat 3, provides the private entrance to the apartment and opens to: -

HALLWAY: entry intercom system, central U-shaped hallway running through the core of the flat with high ceilings initially, which lower slightly around the turn of the staircase before rising again on the other side of the apartment, wall mounted thermostat, dimmer switch lighting and a pair of radiators on both sides of the hallway.

Understairs Storage Cupboard: with metal-enclosed modern electrical consumer unit and clothes rail.

SITTING ROOM: (**18'10'' x 14'6''**) (**5.74m x 4.43m**) 3.25m high ceilings with ornate ceiling moulding, picture rail, white Carrara marble fireplace surround and decorative tiles around a disused fireplace, a pair of radiators and wide-angled bay window with three wood framed sash windows looking towards Redland Road, and Virgin Media and BT Openreach connections.

BEDROOM 1: (**13'6'' x 9'10''**) (**4.11m x 2.77m**) wood framed sash window to the front elevation, flanked by a pair of radiators, high ceilings and ceiling mouldings.

BEDROOM 2: (**11'0'' x 9'5''**) (**3.36m x 2.86m**) wood framed sash window to the rear elevation looking towards the rear parking area, high ceiling with ornate ceiling mouldings, picture rail and radiator. Small internal wardrobe with clothes rail and further cupboard above.

INNER HALLWAY: a short inner L-shaped hallway with high ceilings, shelving and utility area with space and plumbing for two white goods kitchen appliances. This area acts as a junction between the kitchen and bathroom.













KITCHEN: (**9'0'' x 9'0''**) (**2.75m x 2.75m**) dual aspect room with wood-framed window and further sash window to the rear and side elevations. Fitted kitchen with eye and floor level units, roll-edge work surfaces, stainless steel 1 1/3 sink with swan neck mixer tap and drainer, splashback tiling around the sill, 4 ring gas hob with electric oven below and extractor hood over. Vertical radiator, built-in fridge/freezer, adjacent to breakfast bar with seating for two, and wall-mounted Ideal Vogue C32 gas-fired combi boiler.

BATHROOM/WC: partially obscured wood framed sash window to the side elevation, tiled enclosure around a steel bath with mixer tap and mains-fed shower over, close coupled WC. Pedestal hand basin with splashback tiling, fixed wall mirror, heated towel rail and a pair of extractor fans below high ceilings.

OUTSIDE

COMMUNAL GARDEN: A front facing lawned communal front garden.

PARKING: To the rear of the property, accessed from Edgecombe Road, is an irregular shaped stone chipped parking area with first-come, first-served parking for the building.

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 998 year lease from 10 January 1979 to 1 September 2977. We understand that this property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,480, indicative of £206.66 per month. This information should be checked by your legal adviser.

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

PLEASE NOTE:

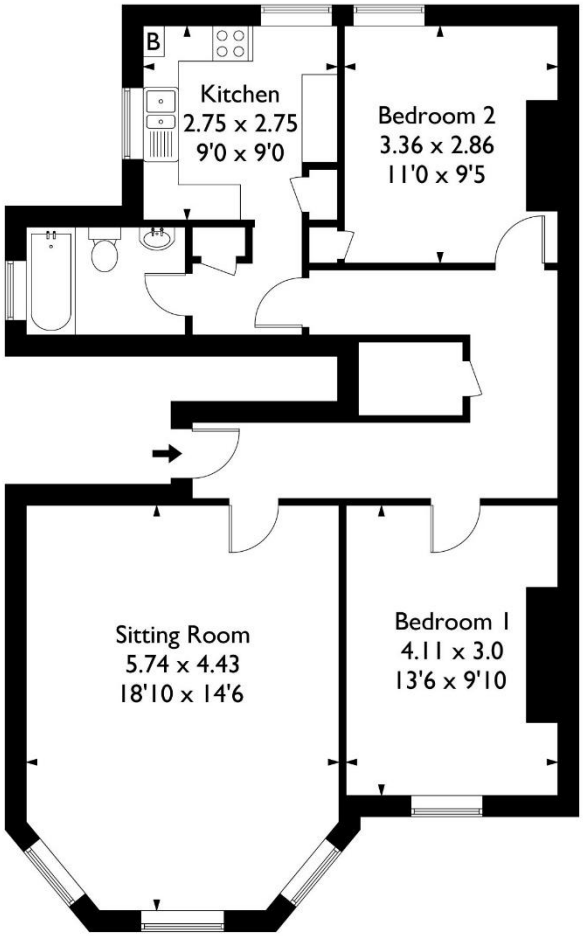
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

Redland Road, Redland, Bristol, BS6 6RD

Approximate Gross Internal Area 74.10 sq m / 797.40 sq ft



Ground Floor

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.

The Property Ombudsman RICS

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