



2 Old School Close, Redland
Guide Price £850,000

RICHARD
HARDING



2 Old School Close,

Redland, Bristol, BS6 7EA

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A beautifully appointed 3 double bedroom, modern 3 storey townhouse forming part of the high-regarded Redland Court development. The property offers an exceptional specification, well-balanced rooms and versatile layout. Externally there are expansive communal gardens, gated off-street parking space with EV charging point and secure bike storage.

Key Features

- **Ground Floor:** utility cupboard, bedroom 2, sitting room/bedroom 3 and bathroom/wc.
- **First Floor:** cloakroom/wc, open plan kitchen/dining/family room.
- **Second Floor:** bedroom 1, dressing room, en-suite bathroom/wc.
- **Outside:** impressive and attractive landscaped communal gardens, gated off-street parking with EV charging plus bike storage.
- Located within 325 metres of Redland Green Secondary School.
- A superb and energy-efficient family house located in a highly desirable Redland location.





GROUND FLOOR

APPROACH: from Redland Green Road, proceed into Old School Close where the subject property can be found on the left hand side.

ENTRANCE HALLWAY: via composite door with double glazed panels, a stunning and welcoming entrance with feature oak panelled staircase, parquet wooden flooring, inset ceiling downlights, large utility cupboard with plumbing for washing machine, understairs storage cupboard. Doors radiate to:-

SITTING ROOM/BEDROOM 3: (14'6" x 13'3") (4.43m x 4.05m) double glazed sash windows to side elevation with cityscape views. Inset ceiling downlights, parquet wooden flooring, moulded skirting boards. Ample space for sofas but can easily be arranged as a spacious double bedroom.

BEDROOM 2: (14'6" x 10'4") (4.43m x 3.15m) double bedroom with inset ceiling downlights, moulded skirting boards, double glazed sash windows to front and side elevation.

BATHROOM/WC: a high specification suite comprising wall mounted wc with concealed cistern, wash handbasin with vanity storage beneath, panelled bath with system-fed shower over. Built-in mirrored cabinetry, inset ceiling downlights, extractor fan, wall mounted chrome towel radiator, tiled surrounds, tiled flooring.

FIRST FLOOR

LANDING: beautiful staircase ascends from ground floor. Door entry intercom system, inset ceiling downlights, window seat with double glazed sash window overlooking front elevation, parquet wooden flooring, staircase ascending to the top floor. Doors radiating to:-

CLOAKROOM/WC: white suite comprising wall mounted wc with concealed cistern, wall mounted wash handbasin, built in oak shelving, tiled surrounds, inset ceiling downlights, extractor fan, parquet wooden flooring. Door to large cupboard.

KITCHEN/DINING/FAMILY ROOM: (24'1" x 14'6") (7.35m x 4.43m) a spectacular light-filled room described separately as follows:-

Kitchen: fitted with a matching range of handleless wall, base and drawer units with quartz worktop over and stainless steel sink, mixer tap and drainer unit. Integrated appliances include 5 point induction hob with built-in extractor fan, double oven, fridge/freezer, dishwasher, wine fridge. Tiled surrounds.

Dining/Family Area: ample space for sofas and dining furniture. Dual aspect room with three double glazed sash windows to side elevation with cityscape views plus a double glazed sash window to front elevation. Inset ceiling downlights, wooden parquet flooring, skirting boards.

SECOND FLOOR

LANDING: steps ascend from first floor landing, opening into:-

BEDROOM 1: (19'0 x 13'1") (5.8m x 4.0m) wonderful room with vaulted ceiling, doubled glazed sash windows overlooking the front and side elevations with cityscape outlook. Inset ceiling downlights, built-in storage cupboard, wooden parquet flooring, skirting boards, large opening through to:-

Dressing Room: an array of hanging rails with storage shelving above.

En-suite Bathroom: white suite comprising wall mounted wc, wide wash handbasin set on wall mounted vanity unit, double shower enclosure with system-fed waterfall shower plus detachable handheld attachment, free standing bath with handheld shower over, obscured double glazed window to side elevation, inset ceiling downlights, extractor fan, tiled walls, tiled flooring.



OUTSIDE

COMMUNAL GROUNDS: development benefits from beautifully maintained communal gardens, providing residents with an attractive and peaceful outdoor setting. Thoughtfully designed and landscaped with a variety of mature trees, planting, large terrace and open green spaces, the grounds create a wonderful sense of privacy and tranquillity. The gardens are ideal for relaxing, socialising or enjoying outdoor recreation.

SECURE COMMUNAL BIKE STORAGE: located just before the electronic gates for the underground parking area, on the right hand side, with fob entry, featuring an array of bike racks.

PARKING: there is allocated, gated parking accessed from Redland Court Road with wrought iron electronically operated gates. When coming into the parking area, the space allocated to the property is the first space on the left hand side.

IMPORTANT REMARKS

VENDOR COMMENTS: One of the things we've appreciated most about living here is the sense of community. It's friendly without being intrusive – people say hello, look out for one another and are always happy to help if needed. There are residents of all ages, and everyone can be as involved as they want to be. Some people enjoy joining in with community activities, while others simply enjoy living here and keeping themselves to themselves. It feels like there's room for everyone. There are volunteer groups, including one that helps support the shared gardens, and the directors work incredibly hard with the management company on behalf of residents. It's clear that lots of people care about making this a great place to live. The gardens are a real highlight and feel like a hidden gem in the middle of Bristol. Whether you're sitting outside with a coffee, chatting to neighbours or joining Friday evening drinks on the picnic terrace, they're a lovely place to spend time. There's even a shared herb garden that everyone is welcome to enjoy. It's a warm, welcoming community and one that we're very grateful to have been part of.

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 2021. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,192 which is paid bi-annually (2 payments per year of £1,596 each). This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	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.



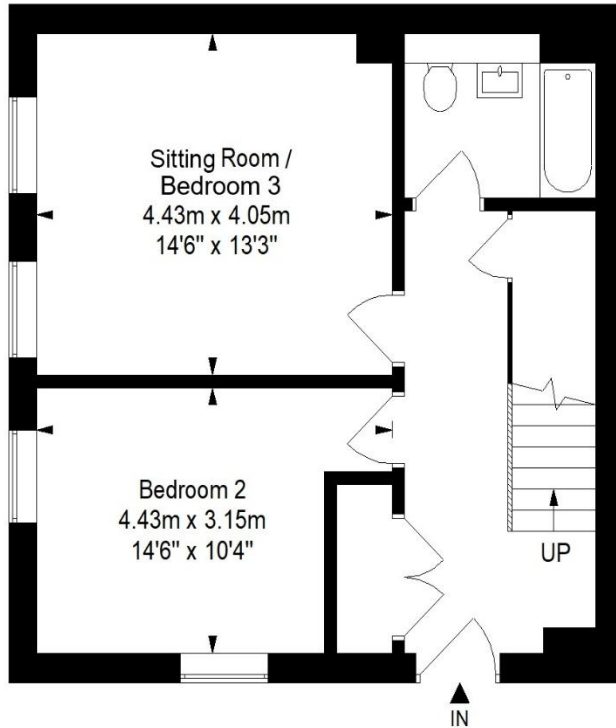


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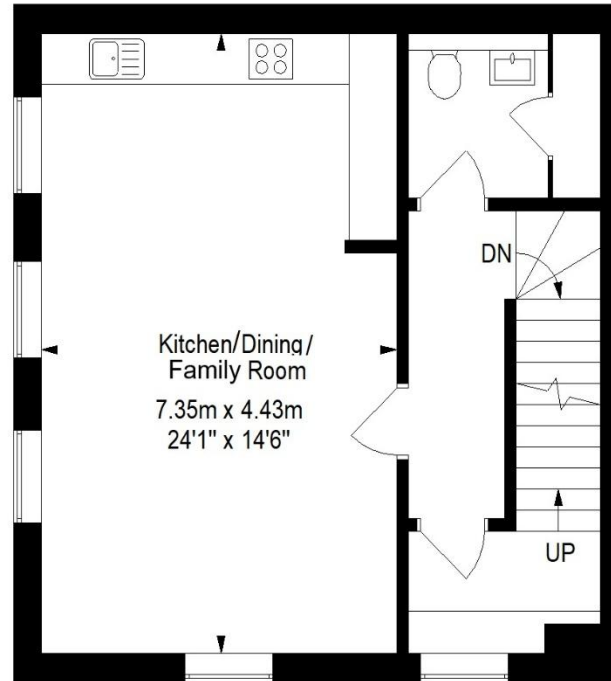
Approximate Gross Internal Area = 147.2 sq m/ 1584.5 sq ft
(Excludes Reduced Headroom Area)
Reduced Headroom Area = 7.2 sq m/ 77.5 sq ft
Total Area = 154.4 sq m/ 1662.0 sq ft



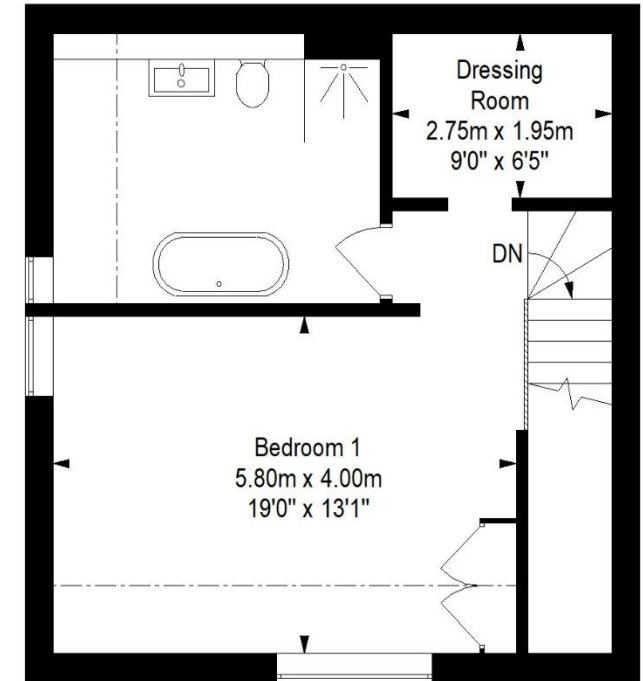
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print