



Garden Maisonette, 32 Hampton Park
Guide Price £750,000

RICHARD
HARDING



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Redland, Bristol, BS6 6LH

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An exceptional 3 double bedroom garden maisonette with private entrance, occupying the lower 2 floors of an attractive Victorian villa. Refurbished to a very high standard by the present owners, with a stunning kitchen/living space, 2 bathrooms, cinema room, ground floor cloakroom, a separate utility room and a beautifully landscaped rear garden.

Key Features

- One of the finest apartments on Hampton Park, occupying approximately 140sq.m, with a beautiful terraced east by south-easterly facing rear garden. Notable for its superb open plan kitchen/living area with utility room, a cinema room and 3 bedrooms over 2 floors providing the feel of a house. Further benefitting from a private entrance.
- A moment's walk from some of Bristol's highly regarded shopping and restaurants areas, including Whiteladies Road and Cotham Hill which has recently been pedestrianised.
- Close to Clifton Down train station and situated within the CM Residents Parking Zone.
- High ceilings and generous light levels throughout, via wood framed double glazed sash windows.
- One of 4 flats within a beautiful converted 1870s Victorian villa on a quiet residential side street.
- Generous accommodation split over 2 levels.
- **Lower Ground Floor:** entrance vestibule, breakfast room/dining area, living room, kitchen, pantry, snug/cinema room and WC.
- **Upper Ground Floor:** bedroom 1, bedroom 2, bedroom 3, bathroom/wc.
- **Outside:** east by south-easterly facing garden split into 2 sections; a lawned area and a paved terrace.
- Completely refurbished throughout.
- No onward chain.





LOWER GROUND FLOOR

APPROACH: via shared front path, via shared bin store up to electric security gate with intercom system. This leads down to 3 short flights of steps with half landings and handrails leading alongside the property which can continue straight on to the private garden, or provide a side entrance to the apartment, with outside lighting situated above a wood effect four-panelled upvc double glazed door which is the apartment's private entrance and leads through to the:-

ENTRANCE HALLWAY: a welcoming entrance hallway naturally lit by double glazed Velux skylight above with ample coat hanging space, Virgin Media connection at head height, tiled flooring. This is open plan with the adjacent rooms, with cloakroom to side.

CLOAKROOM/WC: a ground floor cloakroom with upvc double glazed obscured sash window to side elevation with cat flap below, close coupled wc with macerator, wall hung hand basin, tiled flooring and wall mounted extractor fan.

BREAKFAST ROOM/DINING AREA: (15'9" x 10'0") (4.81m x 3.05m) open plan with the adjacent kitchen and living room but described separately. Engineered oak flooring throughout, naturally lit from fully exposed double glazed roof with exposed wooden beams and rear facing wood framed double glazed windows with plantation shutters overlooking rear garden. Column radiator and ample space for large central dining table. Opens to:-

LIVING ROOM: open plan with the adjacent rooms but described separately. Cast iron wood burner in shallow recess with hearth, waney edge board shelving on one side of the fireplace with vertical column radiator on the other, engineered oak flooring continues. Further shelving into alcove. Opens to:-

KITCHEN: (19'8" x 12'8") (6.0m x 3.85m) fully fitted kitchen with a central island with rounded edge quartz worktop with built-in bin storage, wine cooler and cupboards below, worktop power supply with usb connection. Matching kitchen units including full wall height splashback. Integrated double Belfast sink with swan neck mixer tap, drainer and undercounter 'InSinkErator'. Space for 5 ring range oven with gas connection. Integrated extractor hood over. Integrated concealed dishwasher, pull-out larder style shelving. Leads through to:-

Pantry/Utility: (10'1" x 3'10") (3.07m x 1.17m) open plan with adjacent kitchen, this pantry/utility area provides space and plumbing for washing machine, tumble dryer and larger American style fridge/freezer with power, lighting and extractor fan, tiled flooring and an extension of the kitchen units with matching upstand.

SNUG/CINEMA ROOM: (14'6" x 12'7") (4.42m x 3.84m) slightly raised floor with engineered oak flooring continuing from the kitchen with open recess to one side allowing for built in storage. Vertical column radiator. Built in cupboard, built-in book shelving and larger shelving for entertainments systems on both sides of a central recess, wiring and space for ceiling mounted speaker system, and further wiring and space for a cinema projector and screen.

UPPER GROUND FLOOR

LANDING: L-shaped landing rising from lower ground floor with column radiator, ceiling height electric consumer unit, wall mounted thermostatic heating controls and 4 doors on this level leading to 3 bedrooms and a bathroom.

BEDROOM 1: (14'11" x 14'9") (4.55m x 4.50m) bow-shaped bay double glazed wooden framed sash window to front elevation comprising 3 double glazed wood framed sash windows with wooden sill, column radiator on opposing wall, built-in wardrobe with lighting, dimmer switch lighting. Internal door leading into:-

En-Suite Shower Room/WC: corner shower cubicle with tiled enclosure, exposed variable thermostatic shower controls with oversized rain head shower, recessed alcove, close coupled wc, square-edged hand basin set into vanity unit, tongue and groove wall panelling to half wall height, wall mounted extractor fan, column radiator with heated towel rail connection.

BEDROOM 2: (14'2" x 11'4") (4.31m x 3.46m) wood framed double glazed sash window to rear elevation with wooden sill, cast iron insert fireplace with tiled surround and wooden mantle, vertical column radiator and built-in storage cupboard.

BEDROOM 3: (9'5" x 7'3") (2.88m x 2.22m) wood framed double glazed sash window to rear elevation with wooden sill, column radiator.



BATHROOM/WC: (9'11" x 6'8") (3.04m x 2.05m) square edged double-ended bath with shower attachment, marble effect wall tiles to half wall height extending to full wall height around a walk-in shower wet room area with ceiling mounted rain head shower and handheld shower attachments, recessed alcove with LED lighting, obscured upvc double glazed window to side elevation, slate effect flooring with underfloor heating throughout, wall hung square edged hand basin with mixer tap, wall hung mirror with LED lighting and mains fed heated towel rail, extractor fan. Wood slatted cupboard housing Worcester Green Star 32CDi combi boiler.

OUTSIDE

REAR GARDEN: an east by south east facing garden with totally open southern vista, separated into 2 sections; a lower lawned walled garden with 2 raised beds to the rear, occupies half of the rear space with an espaliered fruit tree. A raised terrace sits a few steps above this and provides for a sunny aspect and benefits from a great amount of sunlight during summer months. Shade is provided by a silver birch tree, and there are further raised beds with a mixture of small shrubs. There is ample space for outdoor seating and barbecuing etc. To one side there is a timber shed with windows, at the end of which is a small wooden greenhouse looking back over the garden. There is a rainwater harvesting system and a subpod in-ground compost system and worm farm.

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 June 1982. We further understand that the property owns a share of the Freehold for the building. The property is subject to a perpetual yearly rentcharge of £5.5s.0d p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B2
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

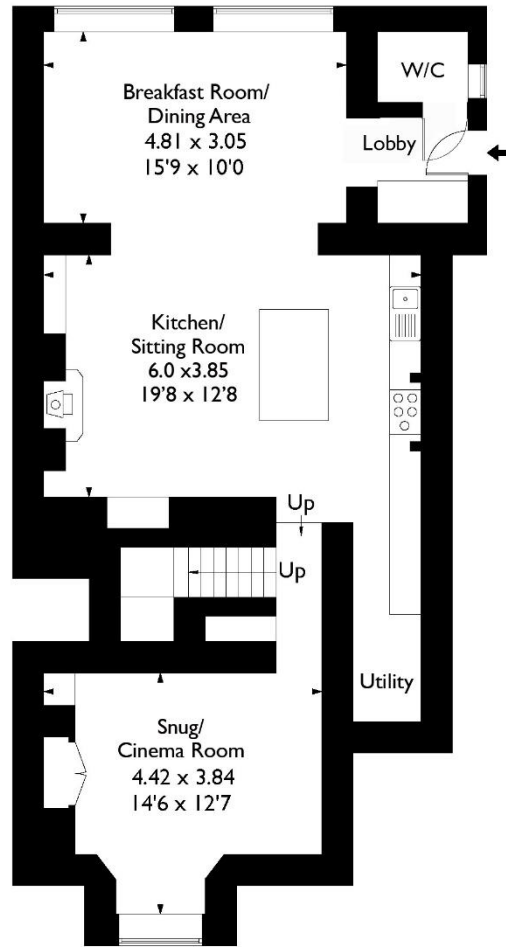
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



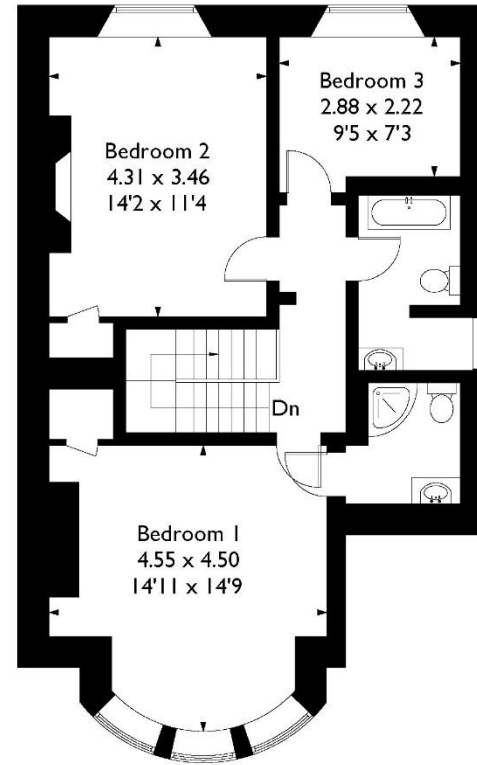


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Approximate Gross Internal Area = 138.48 sq m / 1490.58 sq ft



Lower Ground Floor



Upper 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.