



Hall Floor Flat, Flat 2, 72 Hampton Park

Guide Price £375,000

RICHARD
HARDING

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Redland, Bristol, BS6 6LJ

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A very large (circa 76 sq. m/818 sq. ft) refurbished 1-bedroom Victorian hall floor balcony apartment with front and rear bay windows, separate kitchen and electric gated off street parking.

Key Features

- One of four flats within a beautiful converted 1870s Victorian villa which was extensively refurbished in 2019/2020 including new lime render and stonemasonry.
- One of the larger single level apartments on Hampton Park, occupying approximately 76 sq. m of floor area greater in size than many of the 2 bedroom apartments.
- The only apartment on the street to have front and rear bay windows.
- An approx. 7.5m wide rear facing balcony accessible from the sitting room.
- A moments' walk from some of Bristol's highly regarded shopping and restaurant areas including Whiteladies Road, Chandos Road and Cotham Hill (which was pedestrianised in 2020).
- Access to electric gated parking to the rear of the building in a compound in addition to being within the CN residents parking scheme area.
- An internally managed building, with the apartment benefitting from a 999 year lease and a share of its Freehold.

ACCOMMODATION

APPROACH: the property is approached through pedestrian wrought iron gate over shared pathway with the garden flat branching to the left and path ahead leading to covered storm porch with automatic outside lighting. Videx intercom entry phone services the three flats which use the communal area. Two-panelled Accoya wooden door opens to:-

COMMUNAL AREA: a square communal area with wood framed window to side elevation providing natural light, post trays, modern fire alarm control panel and automatic lighting. Staircase rises to the two upper flats. Both doors on this level service the hall floor apartment with one leading to the hallway and the other the kitchen. Door into:-

ENTRANCE HALLWAY: high ceilings with mouldings which lower around the turn of the staircase with built-in bookshelving, Videx intercom entry phone and triple column radiator. Doors to sitting room, bedroom and bathroom. There are two storage cupboards in this area:-

Understairs Storage Cupboard: spacious downstairs storage cupboard with power, lighting and coat hanging space.

Meter Cupboard/Storage: further coat hanging space with a head height rack and floor level metal enclosed electric consumer unit (installed October 2019).

SITTING ROOM: (21'2" x 19'1") (6.44m x 5.82m) wide angled bay area with wood framed sash windows and double doors to rear elevation with far reaching views up Auburn Road and across to Cotham which open onto balcony, which is flanked by a pair of triple vertical column radiators and further triple column radiator on opposing wall. High ceilings continue with ornate picture rail. White marble fireplace with cast iron insert fire, decorative tiled surround and white marble hearth. Door through to:-

KITCHEN: (15'10" x 4'8") (4.83m x 1.41m) wood framed sash window to rear elevation opening onto balcony. A fully fitted Magnet kitchen installed in 2022 with decorative ceramic tiled splashback, square edged Minerva worksurfaces with integrated drainer flowing into stainless steel 1 1/3" sink with adjustable hose swan neck mixer tap, eye and floor level kitchen units with kidney bean carousel door shelving into corner and soft closing cupboards and drawers. Integrated AEG 4 ring gas hob with concealed AEG extractor hood and lighting over, matching AEG electric oven with steam function below. Integrated tall fridge/freezer, tall heated towel rail, herringbone engineered oak flooring and dimmer switch lighting. Wall mounted Worcester Greenstar 25Si combi boiler. A further door from this room provides an alternative entrance into this apartment.

DOUBLE BEDROOM: (17'4" x 13'8") (5.28m x 4.16m) wide angled wood framed sash window bay to front elevation with built-in working wooden shutters, high ceilings continuing with ornate ceiling mouldings, deep picture rail, a pair of double vertical column radiators flanking the bay, Virgin Media connection. Internal cupboard doors open to:-





Loft Void: positioned over a suspended lower ceiling above the bathroom; a substantial loft crawl space with lighting and original coving which is part boarded and provides for a substantial storage area which must be accessed via ladder and contains the original ceiling mouldings.

BATHROOM/WC: frosted wood framed window to side elevation into deep sill. Fired Earth tiles with Limestone wall tiling and ceramic floor tiles with Limestone upstand. Steel bath with mixer tap, alcove for toiletries, Mira mains fed mixer shower with shower hose attachment, Burlington close coupled wc, Roper Rhodes square edged hand basin with mixer tap and cabinet below, matching mirrored medicine cabinet, ceiling mounted extractor fan and wall hung heated towel rail.

OUTSIDE

BALCONY: (24'9" x 9'0") (7.55m x 2.73m) a wide north-easterly facing rear facing balcony with balustrade and outside lighting, which is accessed from the sitting room and enjoys the morning and midday sun.

PARKING: parking for the property is accessed via double electric gates from Hampton Road with key fob entry onto a shared parking area between two developments. There are four un-demised parking spaces reserved for 72 Hampton Park which are the spaces immediately behind on what would have been its garden. The four spaces are unallocated with four spaces for four flats.

IMPORTANT REMARKS

ESTATE AGENTS ACT NOTICE: in accordance with the Estate Agents Act we are required to inform you that this property is owned by a member of our staff at Richard Harding Estate Agents.

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 25 March 1990. We understand the property also benefits from a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £40 and the building is internally managed. This information should be checked by your legal adviser.

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

PLEASE NOTE:

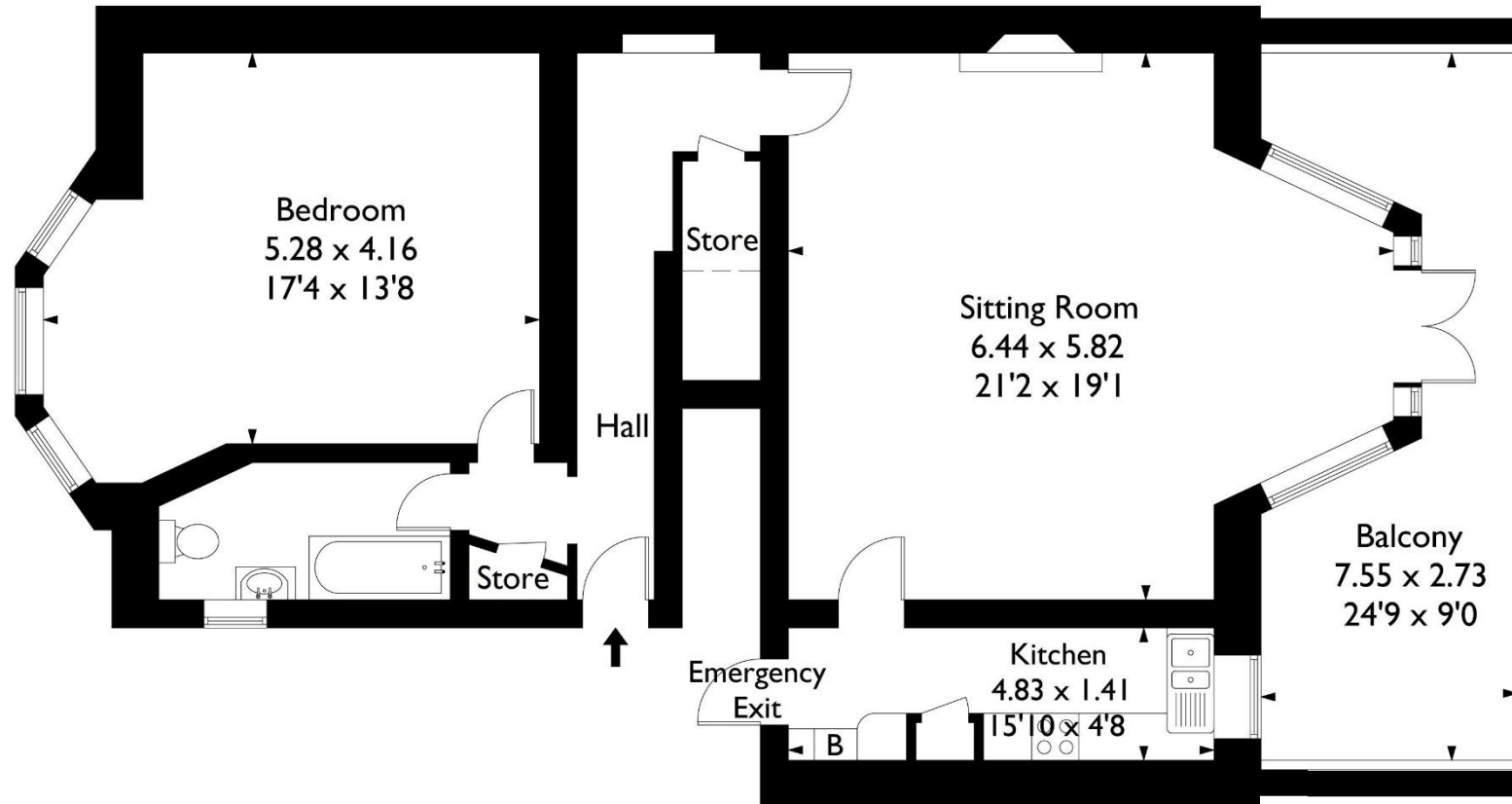
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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



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 = 76 sq m / 818.06 sq ft
(not including balcony)



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.