



First Floor Flat, Flat 2, 10 Henleaze Gardens

Guide Price £400,000

RICHARD
HARDING

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Henleaze, Bristol, BS9 4HJ

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A 3 double bedroom first floor period apartment, with separate kitchen, a triple aspect and no onward chain.

Key Features

- One of three flats in an attractive period building on Henleaze Gardens, which provides a level walk to both the Downs and Henleaze shops.
- Three double bedrooms, one of which is a split level bedroom and is lower than the rest of the apartment.
- Sash windows on three elevations providing an appealing triple aspect that allows excellent light levels and ceiling heights of circa 2.8m throughout.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: over level pedestrian shared pathway adjacent to shared bin store up to covered side communal entrance door with outside lighting, Videx intercom entry phone system serving the three flats within the building. Opens to:-

COMMUNAL HALLWAY: wooden herringbone flooring. High ceilings with ceiling mouldings and central ceiling rose. Meter cupboard, dolly switch light and turning staircase with half landing rising to the first floor with a pair of doors on this level. The door straight ahead (unnumbered) provides the private entrance to this property.

HALLWAY: a central hallway, high ceilings, Videx intercom entry phone, radiator and coat hooks.

Airing Cupboard: airing cupboard housing Ideal heating water cylinder, wood slatted shelving, further ceiling height cupboard above and additional hatch to side.

SITTING ROOM: (15'2" x 13'6") (4.63m x 4.12m) a pair of wood framed sash windows to front elevation with pleasant street scene views, radiator, high ceilings continue, Virgin media connection and TV point, wooden shelving built into one side of the chimney breast with heating control below and a gas fire with back boiler behind providing central heating, stone hearth and wooden surround. Internal door through to:-

BEDROOM 2: (14'4" x 10'1") (4.38m x 3.08m) a pair of wood framed sash windows to front elevation with pleasant street scene view, high ceilings and ceiling mouldings continue, radiator.

KITCHEN: (8'5" x 7'2") (2.56m x 2.19m) a pair of wood framed sash windows to side elevation, splashback tiling above roll edged wood effect work surfaces, stainless steel sink with swan neck mixer tap and drainer, eye level and undercounter units, 4 ring electric hob, electric oven below, stainless steel extractor hood, space for undercounter washing machine and space for undercounter fridge. Tile effect flooring, high ceilings and wall mounted electric consumer unit.

BEDROOM 1: (13'4" x 11'2") (4.07m x 3.41m) accessible down a flight of six steps from the rest of the apartment, a split level bedroom which is common in this district provides a sense of separation from the rest of the apartment and has wood framed sash window to rear elevation with pleasant garden views, high ceilings, radiator and both built in clothes rails and built in wardrobes on both sides of the disused chimney breast.

BEDROOM 3: (13'4" x 10'1") (4.07m x 3.07m) a pair of wood framed sash windows to rear elevation with pleasant garden views, radiator below, television point and high ceilings with ceiling mouldings.

BATHROOM/WC: obscured wood framed window to side elevation, close couple wc below, pedestal hand basin, vinyl flooring, and a pair of mirrored medicine cabinets, partially tiled enclosure around a steel bath with side panel, shower screen and electric Mirasprint shower.





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 January 1984. It is also believed this property benefits from a Share of the Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no formal monthly service charge but all residents share the common costs including building insurance. This information should be checked by your legal adviser.

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

PLEASE NOTE:

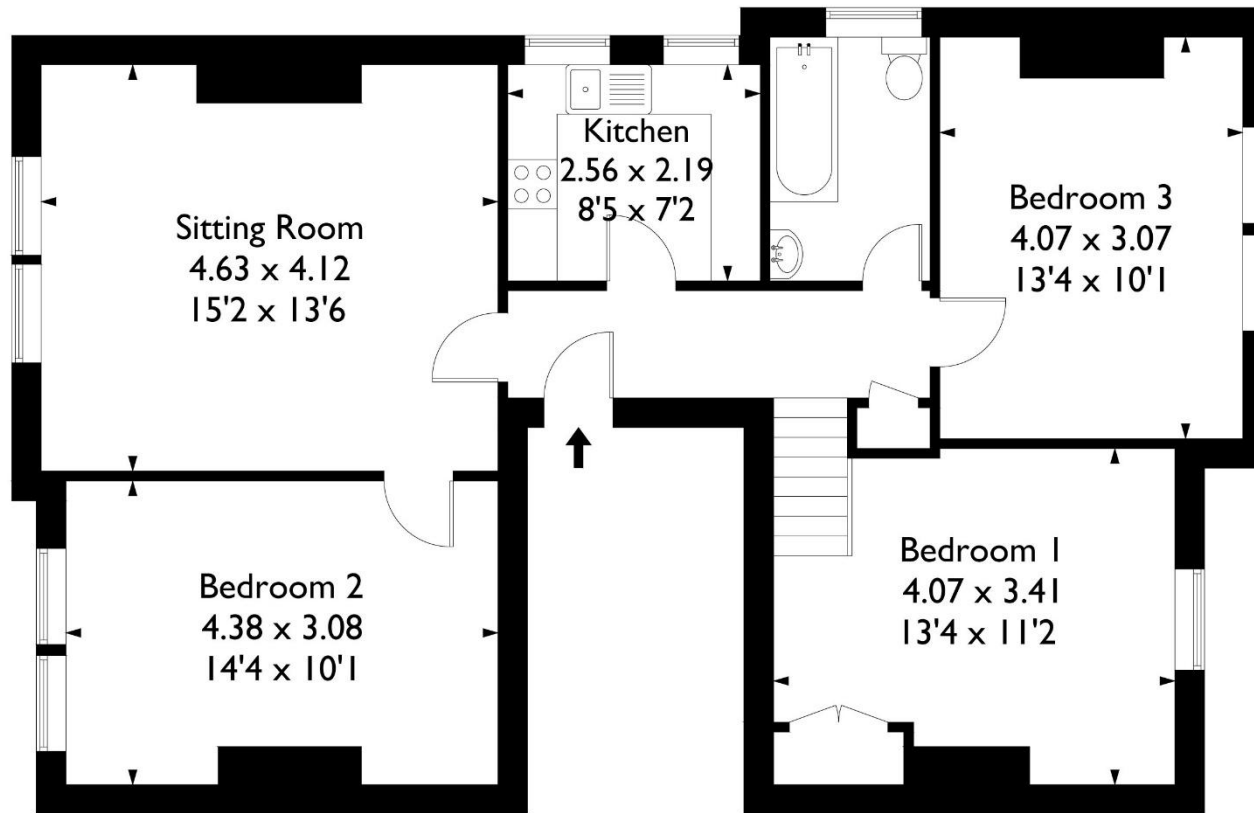
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
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.

Henleaze Gardens, Henleaze, Bristol BS9 4HJ

Approximate Gross Internal Area 76.10 sq m / 819.30 sq ft



First 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.