



Raised Hall Floor Flat, 10 Cambridge Park  
Guide Price £595,000

RICHARD  
HARDING

# Raised Hall Floor Flat, 10 Cambridge Park

Redland, Bristol, BS6 6XW

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A substantial 2 double bedroom, 2 bathroom (1 bath, 1 shower) raised hall floor apartment with its own private entrance and allocated off road parking. Situated on one of Redland's most sought after roads within an Italianate style Grade II listed early Victorian property with many attractive original features. No onward chain.

## Key Features

- The main floor of an impressive c. 1865 semi-detached house.
- An exceptional location in one of Redland's best roads, a cul-de-sac with impressive pillared entrance.
- Notable for its excellent private entrance which is rare amongst hall floor apartments.
- Very high ceilings which are over 3m throughout the principal rooms.
- In addition to its allocated off road parking space the property is situated within the RD residents parking zone and The Downs conservation area.
- Benefiting from the remainder of a 999 year lease and the building is internally managed.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** from the street over the shared driveway seven steps from the driveway lead up to the side box porch with intercom entry phone and two panelled wooden door with rounded arch fanlight light over which is the private entrance for the apartment. Opens to:

**VESTIBULE:** large vestibule with high ceilings, rounded arch obscure glazed sash window to the side elevation, ceiling moulding and internal glazed wooden doors and windows through to:

**ENTRANCE HALLWAY/DINING ROOM:** approx. 3.5m high ceilings which prevail through the principal rooms of the apartment. A grand central hallway with ornate ceiling mouldings, is flanked by both sides, radiator, wall mounted heating controls, intercom entry system and a further area to the back of the hallway doubling as dining room with lowered ceilings, pantry cupboard and radiator.

**Boiler Cupboard:** housing Vaillant ecoTEC Pro gas combi boiler with additional space and shelving for storage.

**Utility Cupboard:** with power and lighting and flanked by shelving on both sides with space for white goods.

**SITTING ROOM:** (22'7" x 17'0") (6.88m x 5.17m) high ceilings continue with ornate original mouldings and central ceiling rose, picture rail, a pair of radiators, central white marble fireplace, mantle and surround with stone hearth currently boarded with plug in electric fire and shelving and wooden cabinets on both sides of the chimney breast.

**KITCHEN:** (12'8" x 8'10") (3.86m x 2.70m) rounded arch wood framed sash window to the front elevation with radiator below, fitted kitchen on both walls with eye and floor level kitchen units with display shelving, wood effect work surfaces with splashback tiling, integrated stainless steel sink with swan neck mixer tap and drainer, integrated tall fridge/freezer, integrated Neff electric oven with warming drawer, integrated Neff 4 ring induction hob with extractor hood over and space for a small breakfast bar.





**BATHROOM/WC:** acrylic bath with shower attachment over, close coupled wc, hand basin with mixer tap and cupboards below, mirrored medicine cabinet with shaving point beside, radiator, ceramic tiled flooring and ceiling mounted extractor fan.

**BEDROOM 1: (17'5" x 12'3") (5.31m x 3.73m)** high ceilings continue with ornate ceiling mouldings, picture rail and a wide angled bay window with three wood framed sash windows with rounded arch to the rear elevation with built in working wooden shutters, radiator into alcove with shelving and built in wardrobes on opposing wall. Internal door through to:

**En Suite Shower Room/wc:** partially tiled walls, tile effect flooring, corner shower cubicle with mixer shower, close coupled wc, hand basin with mixer tap with cupboard below and fixed wall mirror with ceiling mounted extractor fan.

**BEDROOM 2: (12'1" x 11'5") (3.68m x 3.48m)** dual aspect room with wood framed rounded arch sash windows to the side elevation with radiator below and further wood framed sash window to the rear elevation, a pair of built in wardrobes and high ceilings with simple mouldings.

## **OUTSIDE**

**PARKING:** at the front of the property is a large tarmacadam driveway with each apartment benefiting from a single parking space. In addition to its parking space the property is situated within the RD residents parking scheme.

## **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 July 1985. 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: D

### **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.



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Approximate Gross Internal Area = 118.44 sq m / 1274.87 sq ft



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.