



Garden Flat, 11 Victoria Walk

Guide Price £325,000

RICHARD
HARDING

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Cotham, Bristol, BS6 5SR

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A Victorian two double bedroom, two bathroom courtyard garden apartment with utility room, private entrance and first come first served parking. Measuring approximately 60 sq. metres and with no onward chain.

Key Features

- Built circa 1850s and forming the lowest level in an attractive Victorian villa.
- Positioned in a very popular and central location within 500 metres to both Cheltenham Road and Gloucester Road whist very convenient for the city centre and the academic and medical districts of Bristol.
- Situated in the CM residents parking scheme and the Redland and Cotham conservation area.
- Full height ceilings throughout and benefitting from a private entrance and private courtyard garden.
- First come first served parking to rear.
- En-suite shower room in the principal bedroom and further bathroom.
- Spacious utility room.
- No onward chain.

ACCOMMODATION

APPROACH: via stone pillared shared entrance path past the communal entrance serving the upper 3 apartments down a straight flight of 12 steps which lead to the private side entrance and through to the rear of the building and provide an alternative entrance to the courtyard garden. Obscured double glazed door into:-

ENTRANCE VESTIBULE: a smaller opening hallway with tiled floor, coat hanging space, utility room to side and door ahead to the main apartment.

UTILITY ROOM: (11'5" x 3'4") (3.47m x 1.02m) part barrel vaulted ceilings towards the rear of the room, tile effect flooring, roll edge worksurface with splashback tiling above, eye and floor level units, hand basin with swan neck mixer tap and space for single kitchen appliance on the counter.

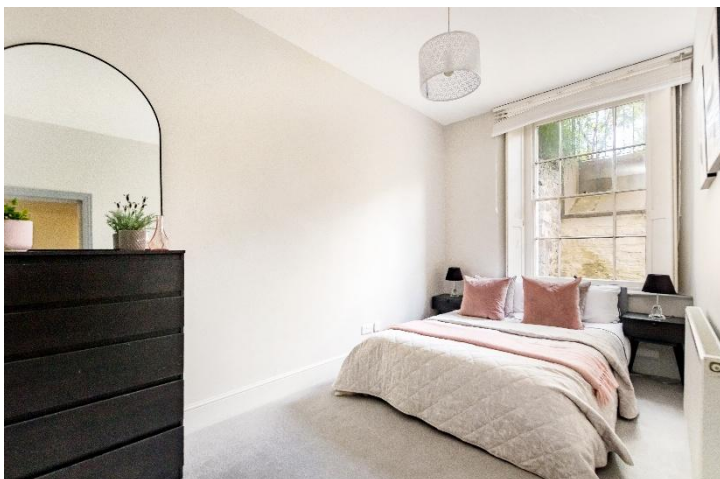
HALLWAY: L-shaped hallway serving the rest of the apartment with wood effect flooring, BT open reach connection, wall mounted heating controls, radiator and high ceilings which continue throughout the apartment.

Airing Cupboard: cupboard with three wood slatted shelves with radiator and floor level electric consumer unit.

SITTING ROOM: (13'9" x 11'11") (4.20m x 3.63m) upvc double glazed patio doors opening straight onto rear courtyard garden, high ceilings continue, stone fireplace surround and hearth with Dimplex imitation fireplace, built in shelving on one side of the chimney breast and radiator on opposing wall. Internal door through to:-

KITCHEN: (14'2" x 5'7") (4.31m x 1.70m) high ceilings continue and accessed solely from the sitting room, with upvc double glazed window to side elevation into shallow window bay, tiled splashback extending to above the roll edged worksurfaces, integrated 1 1/3rd stainless steel sink with swan neck mixer tap and drainer, eye and floor level units with display cabinets and further matching separate area of kitchen to side. Wall mounted Worcester Greenstar 27 CDI combi boiler, tile effect flooring, radiator and space for electric oven with extractor hood over.





BATHROOM/WC: white suite comprising acrylic bath with tiled enclosure and electric shower over and side screen, pedestal hand basin, close coupled wc, medicine cabinet, heated towel rail, tiled flooring and ceiling mounted Xpelair air extractor fan.

BEDROOM 1: (11'9" x 10'0") (3.57m x 3.06m) wood framed sash window to front elevation overlooking lower courtyard with working wooden window shutters and deep sill, wood effect flooring, high ceilings continue and radiator. Internal door through to:-

En-Suite Shower Room: partially tiled walls and floor, corner shower cubicle with electric Mira shower, pedestal hand basin, close coupled wc, heated towel rail and Envirovent extractor fan with corner medicine cabinet.

BEDROOM 2: (13'9" x 7'7") (4.18m x 2.30m) wood framed sash window with working window shutters and deep sill overlooking front courtyard. Radiator, high ceilings continue and wood effect flooring.

OUTSIDE

COURTYARD GARDEN: a rear facing patioed courtyard garden with open trellis fencing with iron railings beyond provides ample space for outdoor seating and can be accessed via the sitting room or the side pathway for the building.

PARKING: First come first served parking is available to rear, accessible from Sydenham Hill.

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 30 August 1979. We further understand that the property owns 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 £100. This information should be checked by your legal adviser.

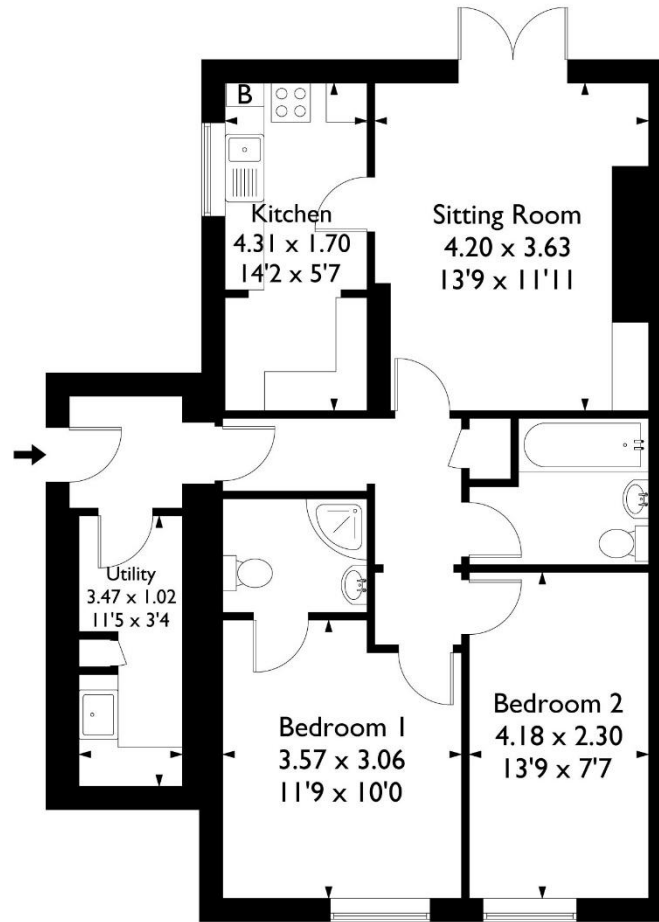
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

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 67.0 sq m / 720.9 sq ft



Ground Floor



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

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.