



Upper Maisonette Churchill House, 199 Redland Road

Guide Price £625,000

RICHARD
HARDING



Upper Maisonette Churchill House, 199 Redland Road

Redland, Bristol, BS6 6YS

RICHARD
HARDING

An exceptionally well-presented 3 double bedroom, 2 bath/shower maisonette occupying the upper floors of an elegant period building. Beautifully refurbished offering light-filled rooms with high quality fixtures and fittings throughout.

Key Features

- Impressive open plan kitchen/dining/sitting room. Further benefits include communal front garden with secure bike storage.
- Excellent location on the fringes of The Downs with over 400 acres of recreational space and a short distance to Whiteladies Road/Blackboy Hill. A variety of local independent shops (and Waitrose) on North View/Coldharbour Road with florists, bakers, butchers, fishmongers, cafes and some well-regarded neighbourhood eateries.
- **Accommodation:** entrance hallway, split half way landing, main landing, open plan kitchen/dining/sitting room, bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3 and family bathroom/wc.
- Located in the Redland and Cotham North parking permit zone (CN & RD).
- A most unique apartment still retaining many period features with wide internal staircase creating a really homely feel.





ACCOMMODATION

APPROACH: from the pavement of Redland Road proceed up the pathway through the covered porch area where the main communal entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE HALLWAY: a very well presented communal entrance hallway flooded with natural light and beautiful Victorian period tiled flooring, proceed through the inner corridor (the middle door of three) where the stairs rise to the first floor landing. The private entrance door to the upper maisonette can be found on the left hand side.

FIRST FLOOR

PRIVATE ENTRANCE HALLWAY: via wooden front door, area for coats and shoe storage, door entry intercom system, stairs lead to a midway landing and then ascend to the top floor landing.

BEDROOM 1: (18'5" x 12'3") (5.60m x 3.72m) located on the midway landing a double bedroom with double glazed sash window overlooking the rear elevation, inset ceiling downlighters, cast iron style radiator, tall moulded skirting boards. Door leading to:-

En Suite Shower Room/wc: a modern white bathroom suite comprising of low level wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, walk in shower with waterfall shower and separate detachable shower head over, inset ceiling downlighters, extractor fan, built in mirrors, vertical wall mounted towel/radiator, glass shower screen, tiled walls and flooring, square edge skirting boards.

SECOND FLOOR

LANDING: beautiful vaulted ceiling with double ceiling skylight flooding the landing area with natural light, inset ceiling downlighters, wall light points, cast iron style radiator, tall moulded skirting boards. Doors radiate to open plan kitchen/dining/sitting room, bedroom 3 and family bathroom/wc. Understairs storage cupboard. Staircase leading to the top floor where bedroom 2 is located.

KITCHEN/DINING/SITTING ROOM: a spectacular room with windows on 2 elevations described separately as follows:-

Kitchen: (18'11" x 10'9") (5.76m x 3.27m) fitted with a matching range of base and drawer units with quartz worktop over and matching upstands, inset Belfast sink with drainer unit and mixer tap over and tiled splashback. Integrated appliances include fridge/freezer, Hotpoint induction hob, Hotpoint double oven, Hotpoint dishwasher and Bosch washer/dryer. Island unit which also doubles up as a breakfast bar comfortably seating 4 people, double glazed window to front and side elevations, 3 ceiling light points, exposed wooden floorboards, cast iron style radiator, moulded skirting boards, large opening to:-

Sitting/Dining Room: (22'9" x 16'11") (6.94m x 5.14m) wide bay comprising 5 double glazed sash windows overlooking the front elevation, inset ceiling downlighters, period marble fireplace surround with tiled hearth and brick insert, 2 cast iron style radiators, ample space for large sofas, area for dining furniture.

FAMILY BATHROOM/WC: a modern bathroom suite comprising low level wc with concealed cistern, panelled bath with mixer tap and shower attachment, wash hand basin with vanity unit beneath, large walk in shower enclosure with waterfall shower and detachable hand shower over, glass shower screen, part tiled walls, built in mirror, obscured double glazed windows to the side elevation, inset ceiling downlighters, extractor fan, wall mounted vertical towel radiator, tiled flooring, square edged skirting boards. Large storage cupboard housing the wall mounted Worcester combi boiler.

BEDROOM 3: (15'5" x 8'10") (4.70m x 2.69m) a double bedroom with double glazed sash window overlooking the rear elevation, inset ceiling downlighters, cast iron period fireplace, cast iron style radiator, tall moulded skirting boards.



TOP FLOOR

BEDROOM 2: (19'1" x 12'3") (5.81m x 3.72m) (accessed from the landing via staircase) a lovely double bedroom with arched double glazed sash window overlooking the rear elevation, inset ceiling downlighters, cast iron period fireplace, cast iron style radiator, vaulted ceilings, tall moulded skirting boards.

OUTSIDE

COMMUNAL FRONT GARDEN: mainly laid to chippings, area for recycling bins, enclosed by dwarf stone walls. Pretty raised area with bench and a variety of mature plants and shrubs to the borders. In addition there is a communal bike storage shed.

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 1999. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £300. This information should be checked by your legal adviser.

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

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

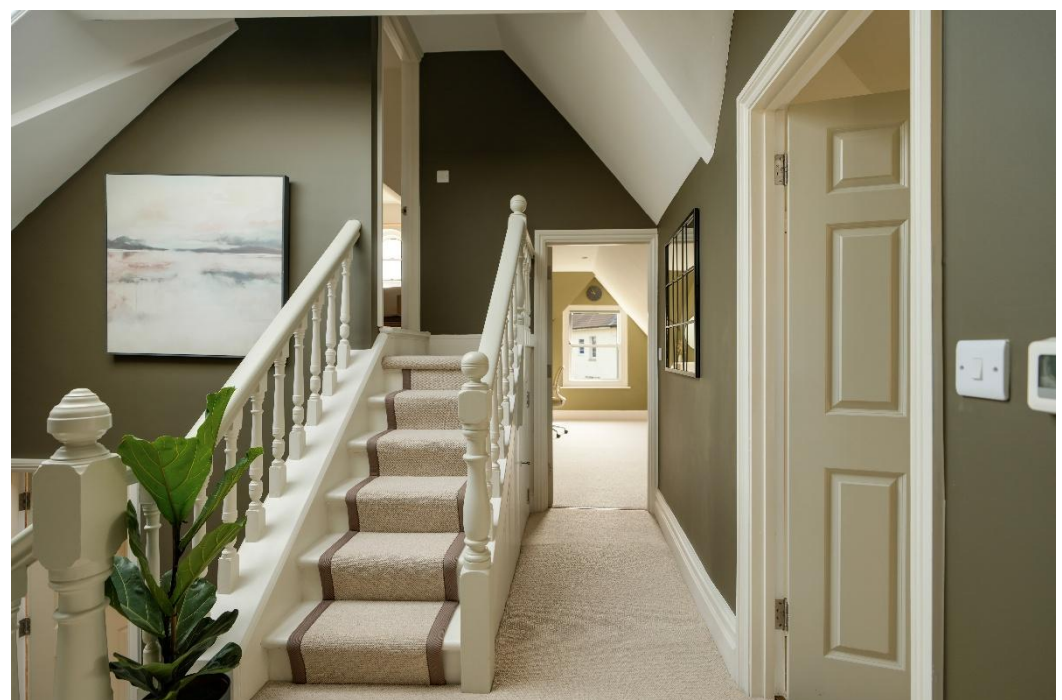
upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

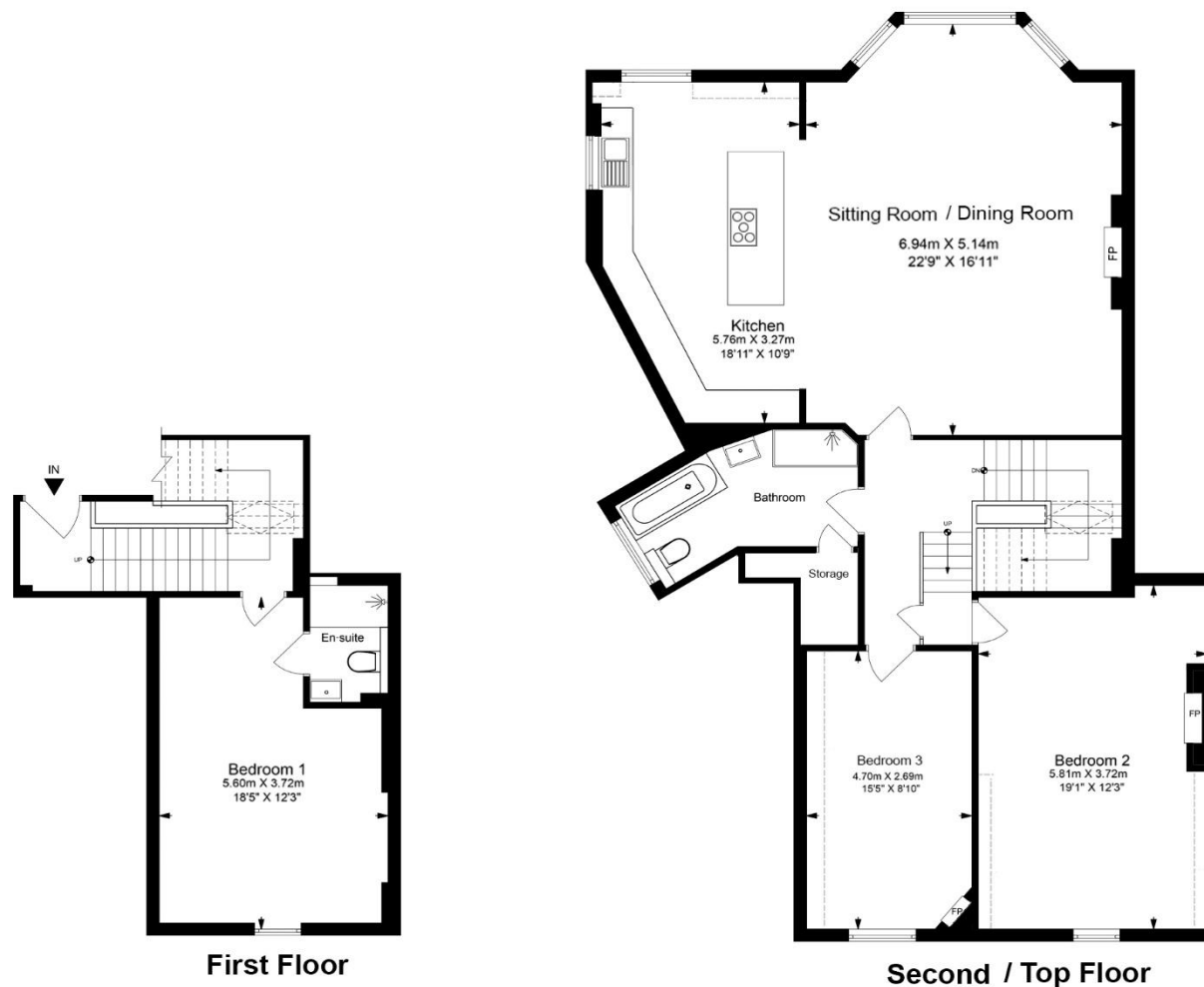
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Upper Maisonette, Churchill House, Redland Road, Redland, Bristol, BS6 6YS

Total Approximate Gross Internal Area = 135.6 sq m / 1,470 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.