



7a Blenheim Road, Redland

Guide Price Range £1,150,000 - £1,200,000

RICHARD
HARDING



7a Blenheim Road, Redland

Bristol, Bristol, BS6 7JL

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Without doubt one of the city's finest apartments - this outstanding and sumptuous hall, first and lower ground floor maisonette spans three floors of a handsome Victorian building and seamlessly blends contemporary design with period charm. Further benefits include private off-street parking and beautifully landscaped rear garden.

Key Features

- Offering generous and stylishly presented accommodation over three lateral levels (circa 2,800 sq. ft.) presently arranged as 3 reception rooms, 3 double bedrooms (all with private bathrooms) and a truly jaw dropping kitchen/breakfast room leading onto the landscaped rear garden.
- Rich in period detail throughout, with high ceilings and ornate cornicing, tall sash windows with plantation shutters, grand central hallway with fine staircase and tiled flooring.
- Private and sunny landscaped rear garden with sitting out areas to enjoy the sun at varying times throughout the day.
- Well located for a variety of purchasers – within 600m of Redland Green Secondary School and 150m of Westbury Park Primary; also within a short walking distance is Waitrose for everyday convenience, as well as the Littleshop & Pantry and The Bristol Loaf for enjoying a weekend treat.
- Well run internal management company with share of freehold.
- A truly luxurious and bespoke city apartment with the feel and proportions of a house, with a high quality finish rarely seen in Bristol properties.





ACCOMMODATION

A smart and recently decorated communal hallway leads via composite entrance door into the property, which benefits from the building's original Victorian central staircase at the heart of its plan, providing a wonderful sense of space and grandeur. The generous hallway with feature tessellated tiled flooring has doors radiating to the sitting room and study/bedroom 4, both of which enjoy wonderfully high ceilings with original cornicing, high quality solid wooden flooring and timber framed double glazed sash windows with feature plantation shutters.

To the opposite side of the hallway is the kitchen/breakfast room, recently redesigned with statement 'glass box' extension by Nest Design and Build. This breathtaking space has been thoughtfully created for modern living and entertaining, offering exceptional natural light and a seamless indoor/outdoor flow to the landscaped rear garden, along with underfloor heating throughout. The kitchen itself is well equipped with a vast array of slab fronted units and granite working surfaces, incorporating large central island unit with inbuilt breakfast bar area, as well as ample space for dining and relaxed seating within the extension.

Completing the ground floor accommodation is a large double bedroom with high ceilings and cornicing and enjoying a lovely leafy outlook over the rear garden, as well as a generous shower room fitted with contemporary suite by Ripples and handy cloakroom/wc with large storage cupboard for coats and shoes. Staircase ascends to another wonderful and private double bedroom with smartly fitted en-suite shower room, as well as a useful linen cupboard.

The lower ground floor is a true delight, having been extensively reconfigured and renovated to the highest of standards by our vendor clients. At the rear is the principal bedroom suite overlooking private courtyard, with spacious dressing area fitted with an array of bespoke storage, as well as a luxurious en-suite shower room with dual sinks and walk in shower.

Also on this level is a versatile cinema/family room with feature 'Crittall' style doors leading to games room/bar, having herringbone solid wood flooring, providing a flexible space ideal for socialising.

The rear garden is a wonderfully private oasis, expertly landscaped to provide multiple seating and entertaining areas positioned to enjoy sunlight throughout the day, including a pergola-covered terrace ideal for evening dining. The garden combines lawned, planted and paved sections, together with a useful garden shed and side access for bicycles and garden equipment.

At the front of the property is dedicated off-street parking for several vehicles as well as electric vehicle charging point.

This is a once in a generation opportunity to acquire undoubtedly one of the city's finest apartments, suitable for families and downsizers alike, and an early viewing is unhesitatingly recommended.





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 1979. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no service charge and costs are split on an ad hoc basis. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

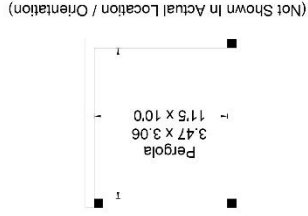
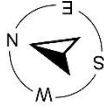
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



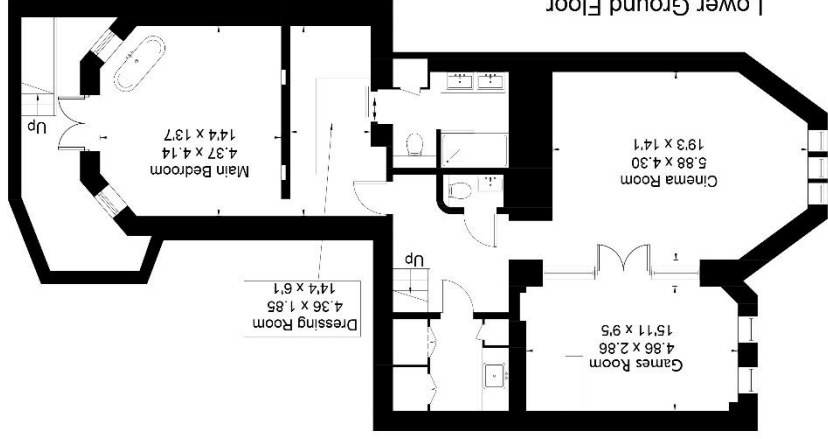


Blenheim Road, Bristol BS6 7JL

Approximate Floor Area = 260.8 sq m / 2807 sq ft
(Excluding Pergola)



1 = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107925

