



Garden Flat, 58 Elton Road
Guide Price £385,000

RICHARD
HARDING

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Bishopston, Bristol, BS7 8DE

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A stylish 2 double bedroom garden apartment with study, private entrance and private side garden. One of three flats within an attractive detached Victorian building, benefitting from a share of freehold.

Key Features

- Situated in a highly convenient location on the borders of Redland and Bishopston, within a short stroll of the independent shops, cafes and restaurants of Gloucester Road whilst within just 600 metres of the highly regarded Redland Green School. Also handy for bus connections, Redland train station, Cotham Gardens and St Andrews Park.
- An owner-occupied apartment presented to a high standard.
- Fully double glazed throughout.
- The building has recently acquired its freehold, so is sold with the benefit of a share of freehold.
- Private south-westerly facing garden to side.

ACCOMMODATION

APPROACH: from the pavement, stone steps with iron railings lead down to a lower courtyard which leads around to the right hand side of the property, where the private entrance to the property can be found facing its garden. Aluminium double glazed door with outside lighting to side opens into:-

KITCHEN/BREAKFAST ROOM: (15'6" x 13'11") (4.73m x 4.23m) dual aspect open plan kitchen with tiled flooring throughout. Natural light to front and side elevations via double glazed windows and doors, with bi-folding doors opening onto the garden. Fitted kitchen with eye level units, one of which houses a Valliant ecoFIT pure boiler. Splashback tiling, square edged wooden worksurfaces with integrated drainer formed around an enamel Belfast sink with swan neck mixer tap. Integrated 4 ring hob with oven below, space for undercounter slimline dishwasher and integrated 60/40 fridge/freezer, radiator. Central island with matching worksurface, undercounter microwave and breakfast bar seating for 4 people. A pair of doors from the kitchen lead either to sitting room or the remainder of the apartment.

SITTING ROOM: (15'6" x 10'2") (4.73m x 3.09m) a pair of double glazed windows to side elevation, wood effect flooring throughout, cast iron insert fireplace with decorative surround and built-in shelving into both sides of the chimney recess with cupboards below, wood panelled wall on the opposing side and a radiator.

HALLWAY/STUDY: a central hallway with wood effect flooring acting as a pivot point to the remaining rooms, with additional space to side providing a very useful study area with double glazed window to side elevation, radiator and ample space for desk and chair.

BEDROOM 1: (13'11" x 12'2") (4.23m x 3.70m) wood effect flooring continues from the hallway. Angled bay window to front elevation with double glazed windows overlooking front courtyard with plantation style shutters, radiator on opposing wall, dimmer switch lighting.

BEDROOM 2: (12'2" x 8'7") (3.70m x 2.61m) a pair of double glazed windows to side elevation, tongue and groove wall with shelf, plus radiator to side.

BATHROOM/WC: obscured double glazed window to front elevation looking towards courtyard, deep tiled sill with tiling extending to all walls around a P-shaped acrylic bath with mixer tap and mains fed shower and side screen. Close coupled wc, pedestal wash hand basin, fixed wall mirror, heated towel rail, tessellated tiled flooring and an externally ventilated extractor fan.





OUTSIDE

GARDEN: (30'9" x 20'11" max measurements) (9.36m x 6.38m) a rectangular shaped side garden mostly open to the south-west with wooden trellis and stone borders on three sides. The garden is slightly raised above the apartment up via a short flight of steps and is separated into largely two distinct sections, with the greater section laid to artificial lawn with planted borders and a small seating area in one corner. The second section is a raised platform with wooden decking providing further seating. The garden benefits from outside water tap and electric supply, a small timber shed for bin store and a barbecue area.

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 125 year (less 1 day) lease from 1 January 2004. The building has recently purchased its Freehold and 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 p.c.m This information should be checked by your legal adviser.

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

PLEASE NOTE:

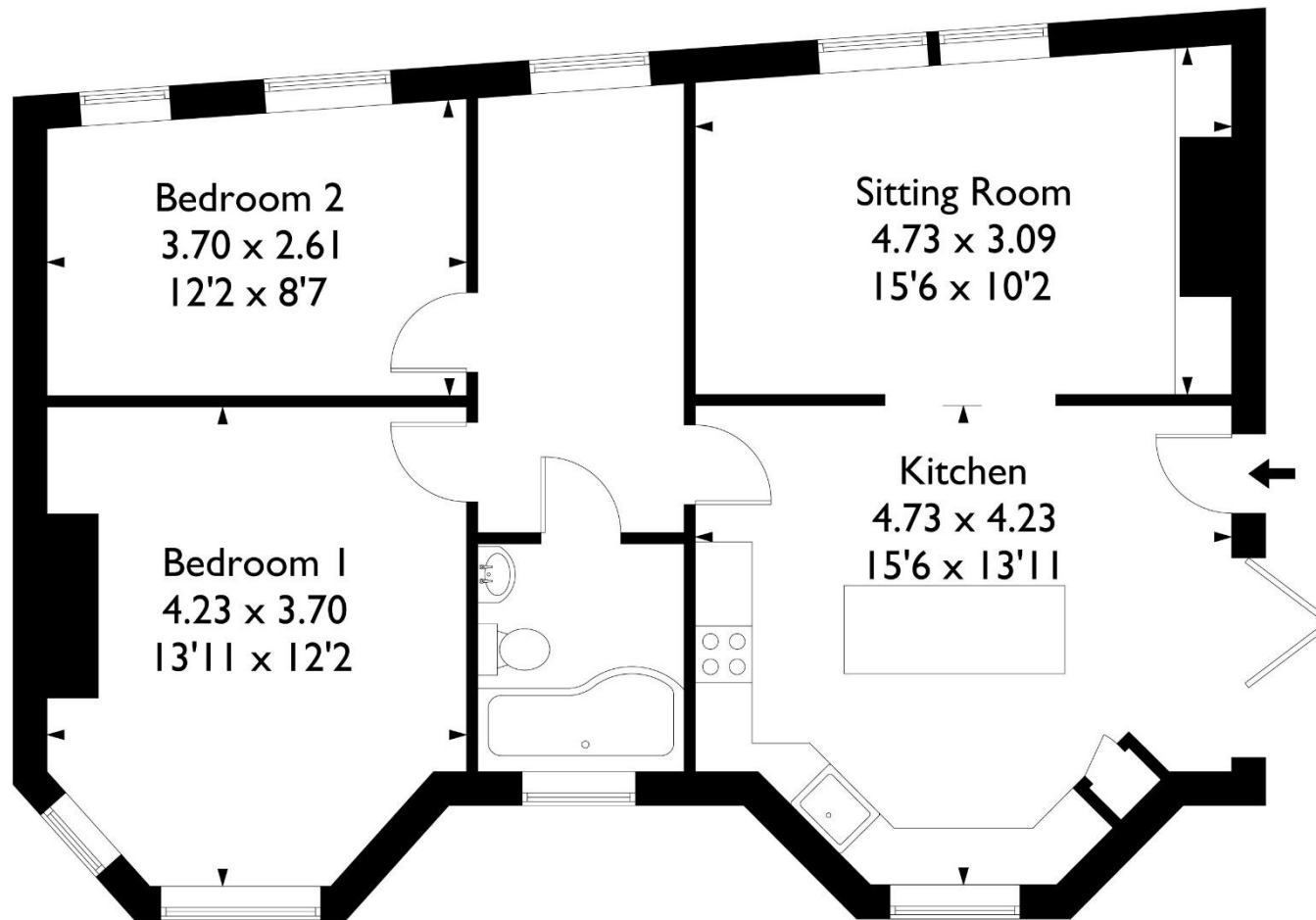
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		78 C
55-68	D	66 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.

Elton Road, Bishopston, Bristol BS7 8DE

Approximate Gross Internal Area 68.30 sq m / 734.90 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.