



5 Redland Court Road, Redland
Guide Price £1,100,000

RICHARD
HARDING



5 Redland Court Road,

Redland, Bristol, BS6 7AQ

RICHARD
HARDING

Enjoying exceptional elevated views over parkland and Bristol, a beautifully appointed and modern, 3 double bedroom, 3 bath/shower room, end of terrace townhouse forming part of the well-regarded development of the historic Redland Court Manor Estate, having kitchen/breakfast room, triple aspect sitting room, roof terrace, private terrace and gated underground allocated parking with an EV charger point.

Key Features

- A thoughtfully designed home with a contemporary finish within a historic setting. Of note, is the feeling of light courtesy of the location of this particular house, having windows and doors on three sides and remarkable elevated views.
- Set within a prime Redland location where tree lined avenues greet you on your approach and offer peace and tranquillity. The property offers superb access to Whiteladies Road with its abundance of shopping and restaurants together with the trendy Gloucester Road with its array of independent shops. Redland Green Park is at the top of the road and Cotham Gardens Park is at the bottom of the hill offering lovely recreational space. Redland local train station is also only a short walk away which offers regular and convenient access to Bristol Temple Meads.
- The property is set within three acres of private residents' parkland, the East Range also benefits from dedicated outdoor space including a stone patio together with roof terrace.
- **Ground Floor:** reception hall, separate wc, kitchen/breakfast room, utility room.
- **First Floor:** landing, triple aspect sitting room, double bedroom.
- **Second Floor:** landing principal bedroom with dressing room, en-suite shower room and roof terrace, family bathroom.
- **Third Floor:** double bedroom with dressing area and en-suite shower room.
- **Outside:** gated underground allocated parking space and private garage store (8'3 x 8'2), secure communal bike store, roof terrace, dedicated garden terrace, use of shared section of private lawn and exquisite communal gardens and grounds.





GROUND FLOOR

APPROACH: solid wood panelled front door set into Bath stone pilaster with wall mounted external light and an arched multi-paned overlight. Door opening to: -

RECEPTION HALL: a most welcoming introduction having inlaid entrance mat and engineered oak parquet flooring, underfloor heating with wall mounted digital thermostat heating control, moulded skirtings, inset ceiling downlights, cloakroom cupboard. Elegant and wide turning staircase ascending to the first floor with oak handrail and spindles. Panelled doors with chrome door furniture and moulded architraves, opening to:-

SEPARATE WC: low level dual flush wc with concealed cistern, wall mounted wash hand basin with mixer tap and cupboard below, engineered oak parquet flooring, tiled walls to dado height, inset ceiling downlights, extractor fan.

KITCHEN/BREAKFAST ROOM: (17'5" x 14'5" max measurements) (5.30m x 4.40m) having three wooden multi-paned double glazed sash windows to the front elevation with arched overlights and deep sills. Comprehensively fitted with an array of handleless and soft-closing base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching splashback and LED pelmet lighting. Undermount ceramic 1½ bowl sink with indented draining board and swan neck mixer tap over and Neo Tank instant boiling water tap. Integral appliances including 4 ring electric hob, extractor hood, electric oven, microwave/grill/oven, tall fridge/freezer, wine cooler and dishwasher. Integral pull out recycling and bin cupboard. Engineered oak parquet flooring, moulded skirtings, inset ceiling downlights, ample space for table and chairs, underfloor heating with wall mounted digital thermostat heating control. Panelled door with chrome door furniture and moulded architraves, opening to: -

UTILITY ROOM: base and eye level cabinets, quartz worktop surface with splashback, undermount stainless steel sink with indented draining board to side and swan neck mixer tap over, space and plumbing for washing machine, space for tumble dryer, engineered oak parquet flooring, moulded skirtings, inset ceiling downlights. Wall mounted Engelmann Heat Interface Unit.

FIRST FLOOR

LANDING: engineered oak parquet flooring, moulded skirtings, wall mounted telecom entry system, inset ceiling downlights, turning staircase ascending to the second floor with oak handrail and spindles. Panelled doors with chrome door furniture and moulded architraves, opening to: -

BEDROOM 1: (15'7" x 10'6") (4.75m x 3.20m) having a pair of wooden double glazed sash windows to the front elevation with far reaching elevated views, moulded skirtings, underfloor heating with wall mounted digital thermostat control, inset ceiling downlights.

SITTING ROOM: (25'7" x 15'7") (7.80m x 4.75m) an exceptional triple aspect principal reception room having four wooden double glazed sash windows to the front elevation, a wooden double glazed sash window to the side elevation and a pair of wooden double glazed double doors overlooking and opening externally onto the terrace and communal gardens. Engineered oak parquet flooring, moulded skirtings, inset ceiling downlights, underfloor heating with wall mounted digital thermostat heating control, useful storage cupboard.

SECOND FLOOR

LANDING: moulded skirtings, inset ceiling downlights, turning staircase ascending to the third floor with oak handrail and spindles. Panelled doors with chrome door furniture and architraves opening to: -

PRINCIPAL BEDROOM SUITE: (14'9" x 13'5") (4.50m x 4.10m) loosely divided as follows:-

Dressing Room: generous built-in wardrobes offering ample hanging rail and shelving space, wooden double glazed sash windows to the front elevation with exceptional far reaching rooftop views, inset ceiling downlights, wide walkway through to the bedroom. Panelled door with chrome door furniture and architraves, opening to: -

En-Suite Shower Room/WC: (12'6" x 7'7") (3.81m x 2.31m) a pair of sleek double glazed sash windows to the front elevation. Double width shower cubicle with built-in shower unit and an overhead waterfall style shower. Wall mounted wash hand basin with mixer tap and pull-out drawers below. Low level dual flush WC with concealed cistern. Heated demisting bathroom mirror, shaver point. Tiled floor with underfloor heating, heated towel rail/radiator, inset ceiling downlights, extractor fan.

Bedroom 1: bay window to the rear elevation comprising three wooden double glazed sash windows having a deep sill. Wooden double glazed multi-paned double doors overlooking and opening externally to the balcony with 180-degree views. Moulded skirtings, useful storage cupboard, inset ceiling downlights, underfloor heating with wall mounted digital thermostat heating control.

Balcony: (10'1" x 8'3") (3.07m x 2.51m) composite decking and wrought iron railings with ample space for garden furniture, enjoying remarkable 180-degree elevated views taking in the city and across the exquisite communal gardens.

FAMILY BATHROOM/WC: (9'1" x 8'0") (2.77m x 2.44m) freestanding bath with floor mounted mixer tap and telephone style shower attachment. Low level dual flush wc with concealed cistern. Bidet. Wall mounted wash hand basin with mixer tap and pull-out drawers below. Heated demister bathroom mirror, shaver point. Chevron tiled flooring with underfloor heating, heated towel rail/radiator, wall mounted mirrored cupboards, wooden double glazed sash window to the front elevation, inset ceiling downlights, extractor fan.



THIRD FLOOR

BEDROOM 3: (14'11" x 13'0") (4.55m x 3.95m) loosely divided as follows: -

Dressing Area: generous built-in wardrobes offering ample hanging rail and shelving space. Open walkway through to the bedroom. Panelled door with chrome door furniture and moulded architraves opening to: -

En-Suite Shower Room/WC: double width shower cubicle with built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap and pull-out drawers below. Wall-to-wall built-in cupboards, tiled flooring with underfloor heating, heated towel rail/radiator, shaver point, inset ceiling downlights, extractor fan.

Bedroom 3: dual aspect, having a pair of wooden double glazed sash windows to the front elevation enjoying remarkable, elevated views, plus a further wooden double glazed sash window to the rear elevation overlooking the communal gardens towards Redland. High sloping ceiling, moulded skirtings, storage cupboard, inset ceiling downlights, underfloor heating with wall mounted digital thermostat heating control.

OUTSIDE

SECURE UNDERGROUND PARKING: remote electronically operated gated to communal parking area with allocated space. Private garage store (8'3" x 8'2"), communal bike store.

PRIVATE TERRACE: (35'0" x 20'8") (10.66m x 6.29m) designed for ease of maintenance and stone paved, having Bath stone balustrade to the front and planters along the boundary line combining lavender and lollipop style red robins. There is ample space for garden furniture, potted plants and barbecuing etc. with lovely views afforded over the communal gardens and grounds and across Bristol.

Beyond the private terrace there is a rectangular section of lawn which is communally used by the East Wing.

Extensive communal gardens and grounds.

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. This information should be checked with your legal adviser.

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

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	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

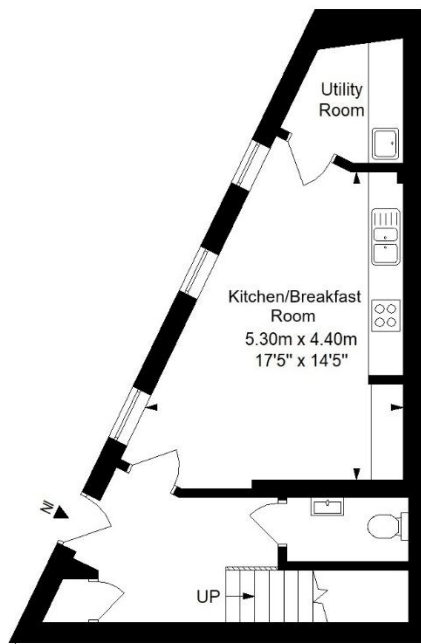
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



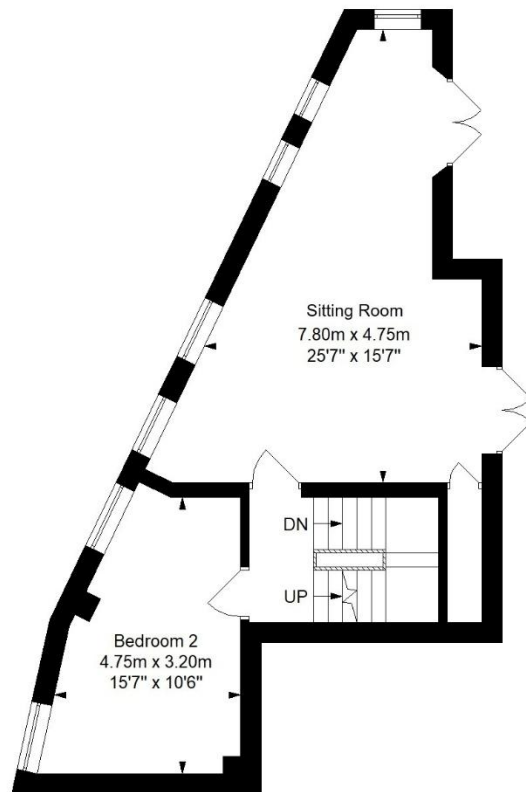


Redland Court Road, Redland, Bristol, BS6 7AQ

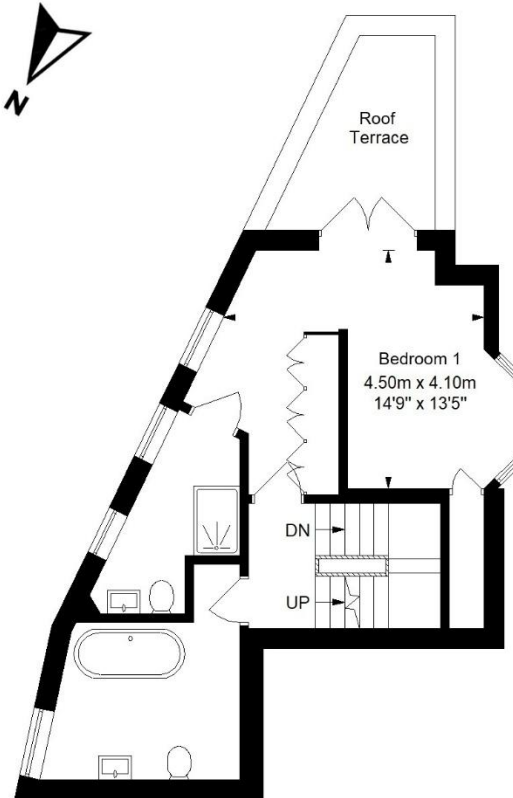
Approximate Gross Internal Area = 179.9 sq m/ 1936.5 sq ft



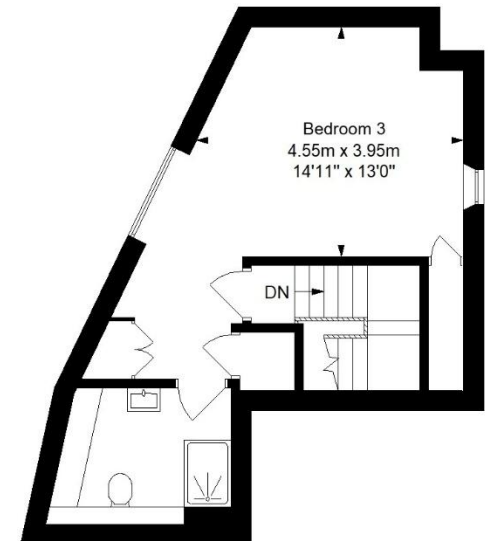
Ground Floor



First Floor



Second Floor



Third Floor

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 guide only.
All Efforts have been made to ensure its accuracy at time of print