



Basement Flat, 11a, Charlotte Street

Brandon Hill, Bristol, BS1 5PX

RICHARD
HARDING

An impressive 2 bedroom courtyard basement flat of circa 1,000 sq.ft. set within an attractive GII* listed Georgian terrace, conveniently situated within a few hundred yards of Park Street, Brandon Hill and Clifton Triangle.

Key Features

- The apartment is ideally situated on a quiet street that connects Park Street to the green open space of Brandon Hill, whilst also nearby to the ever-popular Whiteladies Road, Queens Road and Clifton Village. Waitrose and Sainsburys Supermarkets are just a short walk away.
- Accommodation:** entrance/reception hall, inner hallway, sitting room, kitchen, dining room, bedroom 1 with dressing room, bedroom 2 and bathroom/wc
- Outside:** communal front courtyard with storage vaults, private rear courtyard with built-in storage enclosure.
- The property is well-presented with modern fixtures and fittings, plus gas combination boiler.
- Located in the central parking zone (permits can be obtained from Bristol City Council). We are advised there is currently a waiting list for a permit.

ACCOMMODATION

APPROACH: from the pavement, steps descend onto communal courtyard where the entrance door to the property can be found on the right hand side.

ENTRANCE HALLWAY/RECEPTION ROOM: via hardwood front door with fan light windows, good ceiling height with ceiling light point and inset downlights. A welcoming, spacious area with ample space for furniture or study area. Radiator, moulded skirtings, large square archway leading to:-

INNER HALLWAY: moulded skirting board, wall light points, doors radiating to:-

SITTING ROOM: (17'10" x 16'7") (5.43m x 5.05m) a spacious and light-filled room with generous ceiling height, two multipaned sash windows overlooking the front elevation, ceiling light point, picture rail, period feature fireplace with marble surround, built-in storage recess, ample space for sofas. Radiator, moulded skirting boards.

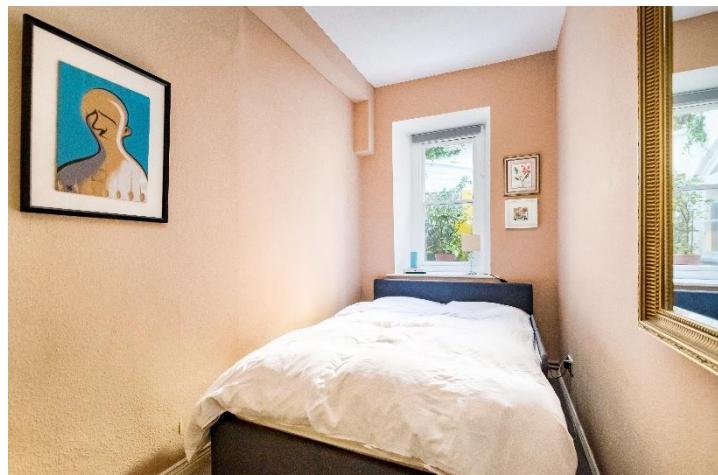
DINING ROOM: (12'1" x 7'7") (3.68m x 2.32m) inset ceiling downlights, high level picture shelf, space for dining furniture, space for upright fridge freezer. Radiator, wood flooring, square opening leading to:-

KITCHEN: (7'3" x 6'7") (2.21m x 2.0m) a modern refitted kitchen comprising a matching range of shaker style wall, base and drawer units with square-edged wood effect worktop over with matching upstands. Inset sink with drainer unit and mixer tap over. Integrated electric oven with electric hob and extractor above, integrated washing machine. Wall light points, array of windows to side elevation with door providing access out on to the private rear courtyard. Door entry intercom system.

BEDROOM 1: (12'1" x 10'4") (3.68m x 3.15m) a double bedroom with generous ceiling height, ceiling light point, multi-paned sash window overlooking the courtyard rear garden, feature fireplace recess with built-in shelves to one side, radiator, moulded skirting boards, door leading to:-

DRESSING ROOM: ceiling light point, built-in high-level shelf with hanging rail, wall mounted Worcester combi boiler, obscured windows to side elevation, tile effect flooring, moulded skirting boards.





BEDROOM 2: (12'2" x 6'0") (3.70m x 1.84m) a small double/large single bedroom with generous ceiling height, ceiling light point, sash window to rear elevation, radiator, moulded skirting boards.

BATHROOM/WC: white suite comprising low level wc, pedestal wash handbasin, panelled bath with electric shower over, tiled surrounds, ceiling light point, wall light point, extractor fan, wall mounted chrome towel radiator, tile effect flooring.

OUTSIDE

FRONT COMMUNAL COURTYARD: (21'11" x 5'6") (6.68m x 1.68m) mainly laid to flagstone paving, door leading to communal storage vault which houses the gas meters. Additional door leading to electricity cupboard housing the electrical meters for the building. The courtyard is enclosed by wrought iron railings and gate.

REAR COURTYARD GARDEN: (11'1" x 7'1") (3.38m x 2.16m) a low maintenance outside space which is mainly laid to composite decking with chippings to the borders; an ideal area for bistro table and chairs. Wooden door leads to a small vaulted storage area- an ideal place for storage outdoor equipment etc.

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 24 June 1983 with an annual rentcharge of £5. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £140.12. This information should be checked by your legal adviser.

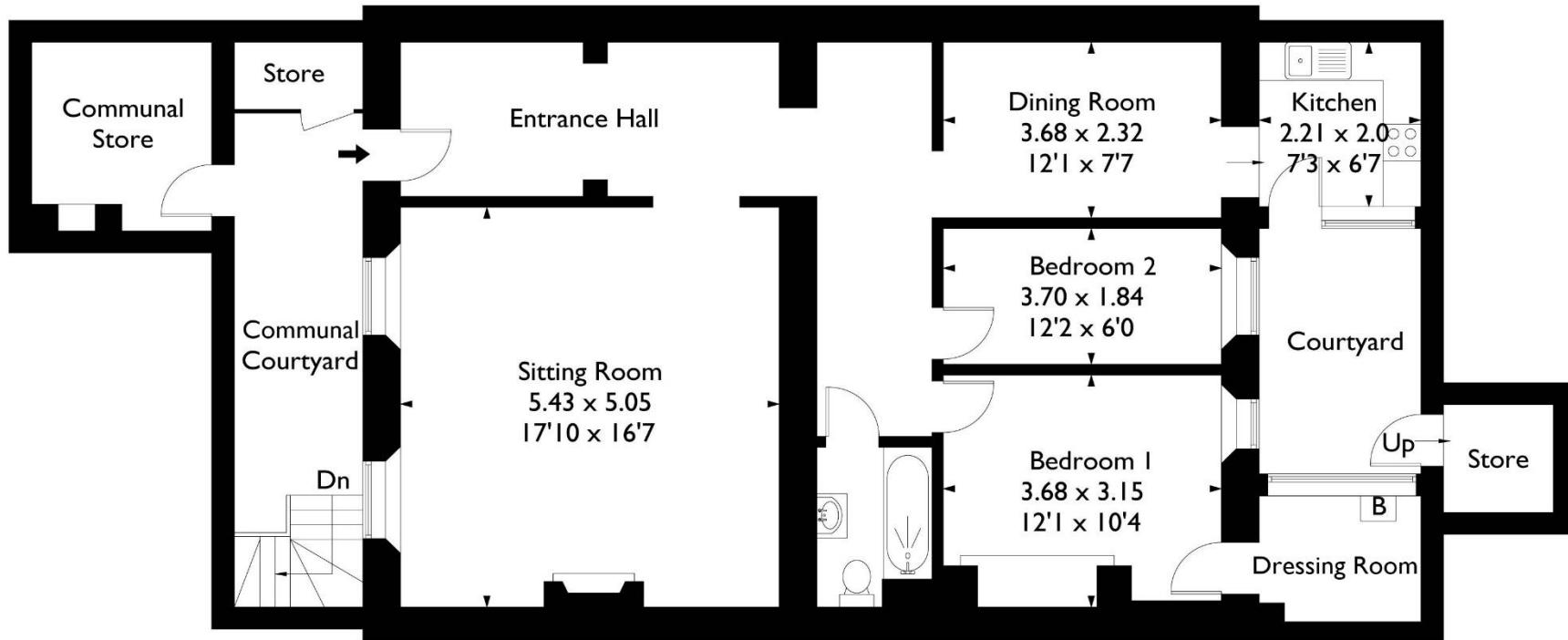
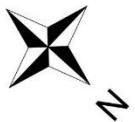
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

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.

Charlotte Street, Brandon Hill, Bristol, BS1 5PX

Approximate Gross Internal Area = 93.48 sq m / 1006.21 sq ft



Basement

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.