



First Floor Flat, Flat 7 Fernleigh Court, 153-155 Redland Road

Guide Price £425,000

RICHARD
HARDING



First Floor Flat, Flat 7 Fernleigh Court, 153-155 Redland Road, Redland, Bristol, BS6 6YE

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A beautifully presented and sizeable (circa 915 sq. ft.), first floor purpose built apartment which has been renovated by the current owners creating an immaculate and practical home. Set within the much sought after Fernleigh Court complex with lift access, allocated parking space, visitors parking and well stocked communal gardens.

Key Features

- **Accommodation:** entrance hallway with large storage cupboards, kitchen, dining room, sitting room, bedroom 1, bedroom 2 and bathroom/wc.
- **Fabulous location within the heart of Redland with the green open spaces of Redland Green Park and Redland Tennis Club, also nearby Durdham Downs, Whiteladies Road/Blackboy Hill, Chandos Road and within 400 metres of Redland Green School.**
- **A superb apartment with lovely outlook and sense of space, with double glazing and high end fixtures and fittings throughout.**





ACCOMMODATION

APPROACH: via a covered communal entrance into a communal hallway where the staircase and lift give access to the first floor landing. If taking the stairs proceed to the first floor landing, bear left and the private entrance door to the apartment can be found on the left hand side.

ENTRANCE HALLWAY: a welcoming entrance hallway with 2 ceiling light points with useful recessed cloaks storage cupboard with built in hanging rail, **Airing Cupboard** housing hot water cylinder. There is an additional cupboard with built in shelf, ideal storage for outdoor equipment/bicycles. Wood effect laminate flooring, skirting boards, doors radiate to dining room, bedroom 1, bedroom 2 and bathroom/wc.

BATHROOM/WC: a modern white suite comprising of low level wc with concealed cistern, wash hand basin set on vanity unit with built in worktop, panelled bath with waterfall shower plus detachable hand shower over, ceiling light points, extractor fan, tiled walls, tile effect vinyl flooring, chrome wall mounted towel radiator, skirting boards.

BEDROOM 1: (13'0" x 9'7") (3.97m x 2.91m) a double bedroom with built in wardrobe with hanging rail and storage shelf above, double glazed window overlooking the rear elevation and communal grounds, ceiling light point, wall mounted electric heater, skirting boards.

BEDROOM 2: (10'9" x 8'8") (3.28m x 2.64m) a double bedroom with built in wardrobe with hanging rail and shelf above, additional door leading to large storage space (also accessed from the entrance hallway), ceiling light point, double glazed window overlooking the rear elevation and communal grounds. Wall mounted electric heater, skirting boards.

KITCHEN: (11'6" x 8'8") (3.50m x 2.65m) a comprehensively fitted kitchen comprising of wall, base and drawer units with square edge worktop over, inset stainless steel double sink with mixer tap over and large drainer to one side, built in Bosch induction hob with extractor hood over, waist height double Bosch oven, space for the following appliances: upright fridge/freezer, dishwasher, washing machine and tumble dryer. Double glazed window to side elevation, two ceiling light points, under counter lighting, tiled surrounds, large counter top/breakfast bar area overlooking the sitting room, wood effect vinyl flooring, panelled ceiling, large opening leading to:

DINING ROOM: (13'11" x 9'1") (4.24m x 2.77m) panelled ceiling, ceiling light point, door entry intercom system, wood effect laminate flooring, wall mounted electric heater, door leading to entrance hallway, large opening to sitting room.

SITTING ROOM: (22'10" x 15'6") (6.96m x 4.71m) panelled ceiling with 3 ceiling light points, double glazed window to the side elevation, box bay to rear with sliding aluminium windows with additional double glazed window to the side overlooking Redland Green tennis club with views beyond, wall mounted electric heater, ample space for sofas, skirting boards.

OUTSIDE

ALLOCATED PARKING & VISITOR PARKING: there is one allocated parking space which is labelled No. 7. Further visitor parking spaces can be found at the rear of the property.

COMMUNAL GARDENS: there are attractive well stocked communal gardens located at the front of the property with a range of mature trees, shrubs and plants to the borders.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 1975 with an annual ground rent of £30 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £175. Please note: from September 1st 2026 the management company will change and hence this may change. This information should be checked by your legal adviser.

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

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		75 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

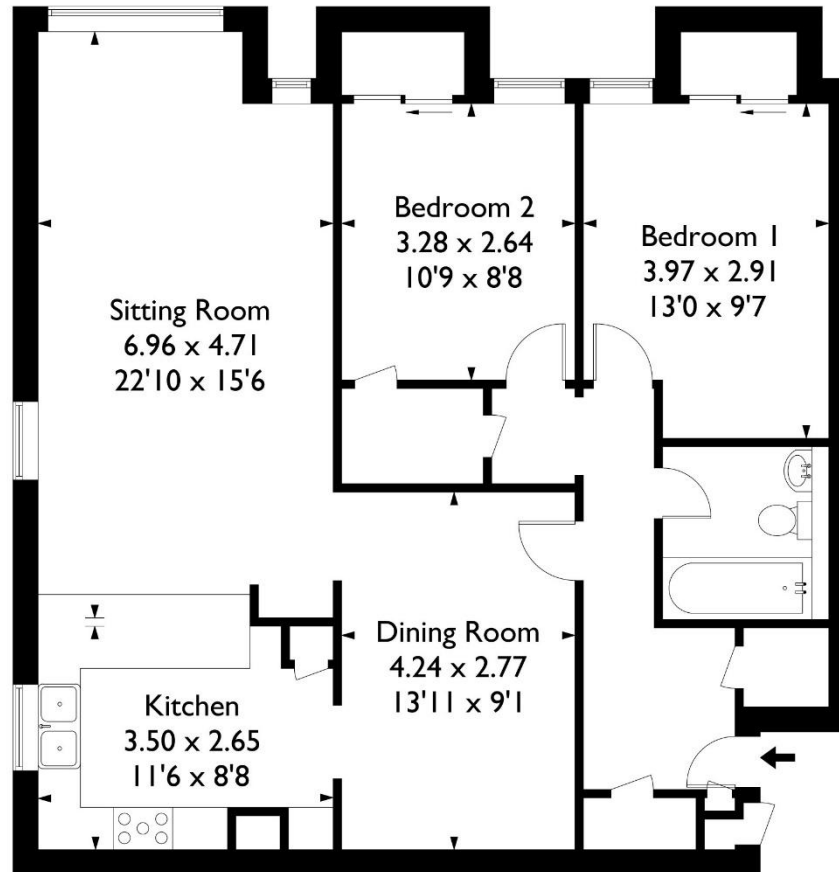
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Fernleigh Court, Redland, Bristol BS6 6YE

Approximate Gross Internal Area 85.0 sq m / 914.9 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.