



First Floor Flat, 5 Durdham Court, Durdham
Guide Price £300,000 - £325,000

RICHARD
HARDING

First Floor Flat, 5 Durdham Court, Durdham Park

Redland, Bristol, BS6 6XQ

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A large and exceptionally light two double bedroom fully purpose-built apartment with a pleasant elevated outlook from the first floor over communal gardens complete with a single garage and visitor parking.

Key Features

- Set in a favoured position within close proximity of the Downs and Blackboy Hill whilst convenient for local shopping at Whiteladies Road, within 850m of Redland Green School.
- Bright and airy living room and two double bedrooms.
- Lift access.
- **Accommodation:** entrance hallway, living room, separate kitchen/breakfast room, bedroom 1, bedroom 2, bathroom and separate cloakroom/wc.
- **Garage.**
- **No chain making a prompt move possible.**
- **Extensive communal gardens.**

ACCOMMODATION

APPROACH: via the communal entrance there is a lift and a staircase taking you up to the first floor, on exiting lift turn left and you'll find the private entrance into the apartment.

ENTRANCE HALLWAY: two ceiling light points, door entry intercom, doors leading to living room, cloakroom/wc, bathroom/wc, bedroom 1, bedroom 2 and spacious storage cupboard and electric heater.

LIVING ROOM: (28'9" x 13'0") (8.76m x 3.97m) a spacious living room with a leafy outlook to the front and side elevations through double glazed windows. Ceiling light points, carpeted flooring and additional electric heater. Access to:-

KITCHEN/BREAKFAST ROOM: (20'6" x 6'9") (6.24m x 2.05m) dual aspect with double glazed windows to rear and side elevations overlooking the communal gardens. Base and eye level units, 4-ring electric hob, built-in double oven, sink and drainer unit with stainless steel tap over, space for washing machine and fridge/freezer. Space for dining furniture. Half carpeted, half vinyl flooring. Access to sliding doors, opening onto the living room, providing an open-plan feeling.

BEDROOM 1: (16'4" x 9'9") (4.98m x 2.96m) double glazed windows to side elevation. Ceiling light point and carpeted flooring. Extensive range of fitted wardrobes providing exceptional storage with full height and overhead cabinetry and electric heater.

BEDROOM 2: (9'11" x 9'6") (3.01m x 2.90m) double glazed windows to side elevation, ceiling light point, carpeted flooring, built-in cupboard and electric heater.





BATHROOM/WC: panelled bath with shower over, wc, hand basin, vinyl flooring, ceiling light point, extractor fan, electric rail, built-in covered storage.

CLOAKROOM/WC: wc, hand basin with built in storage underneath, built-in airing cupboard with additional storage and an extractor fan.

OUTSIDE

GARAGE: (17'9" x 7'11") (5.42m x 2.42m) single garage situated at the front of the building.

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.

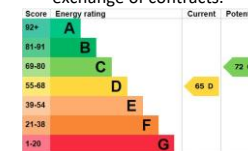
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1.1.1969. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £421.42. This information should be checked by your legal adviser.

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

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.



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

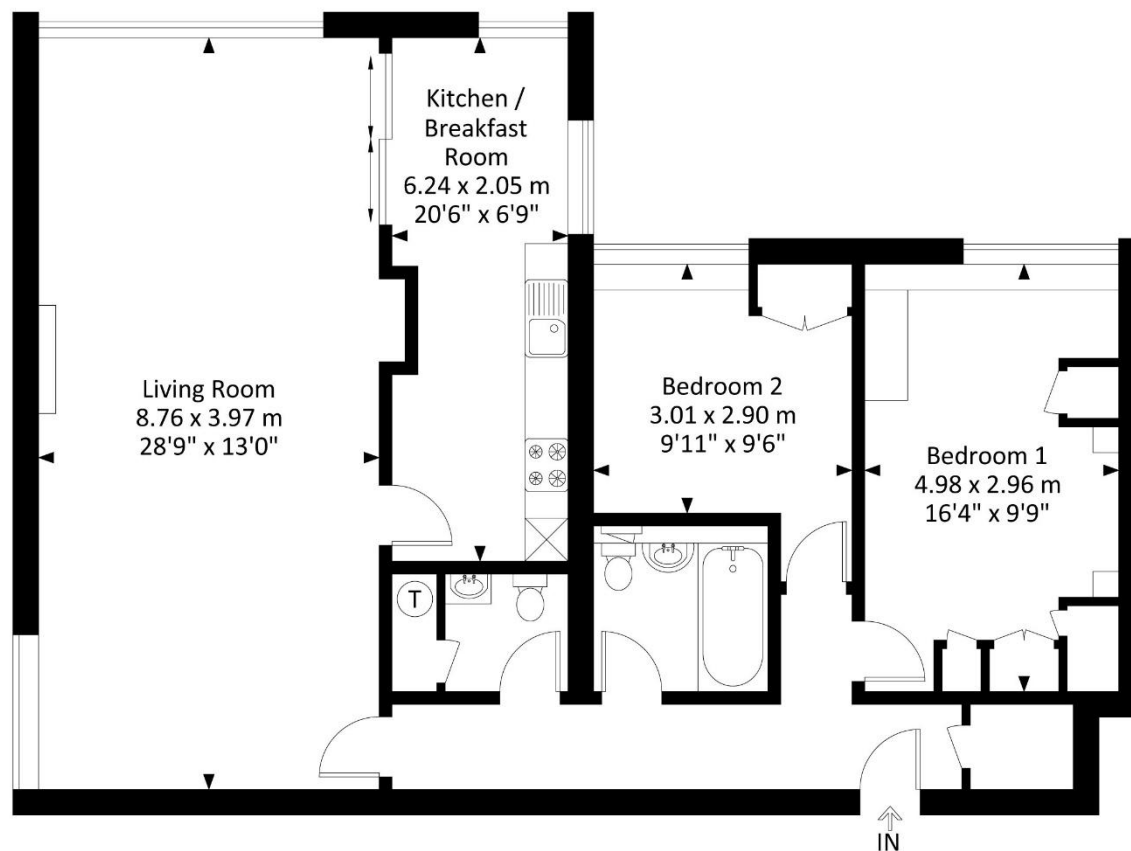


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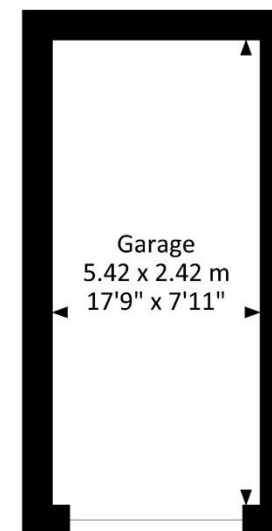
Approximate Gross Internal Area = 998.24 sq ft / 92.74 sq m

Garage = 141.22 sq ft / 13.12 sq m

Total Area = 1139.46 sq ft / 105.86 sq m



First Floor



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.