



Garden Flat, Flat 1, 16 Burlington Road
Guide Price £400,000

RICHARD
HARDING

Garden Flat, Flat 1, 16 Burlington Road

Redland, Bristol, BS6 6TL

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An incredibly well-located 2 bedroom apartment forming part of this attractive period building on a sought-after side road, just off Whiteladies Road. Further benefiting from the rare advantage of off-road parking and a small rear courtyard seating area.

Key Features

- Wonderful location on the sought-after Burlington Road within a short level stroll of the shops, cafes, bus connections and weekly farmer's market of Whiteladies Road. The green open spaces of Durdham Downs, the Everyman Cinema and Clifton Down train station are also nearby.
- **Accommodation:** entrance vestibule leads through into an entrance hallway, large (18'6" x 16'6") lounge/dining room, bedroom 1, bedroom 2, bath/shower room/wc and storage cupboard.
- A superb central apartment on a pretty road.

ACCOMMODATION

APPROACH: via a communal driveway leading down the right hand side of the building to the parking area at the rear of the property where this apartment has the benefit of use of one off-road parking space. As you descend the driveway you will find the communal entrance to the building on the left hand side to a small communal hallway where the private entrance to Apartment 1 is straight ahead of you.

ENTRANCE VESTIBULE: a beautiful area for coats and boots with floor mat, radiator, high level fuse box for electrics and door leading into the central entrance hallway.

ENTRANCE HALLWAY: doors off to the lounge/dining room, separate kitchen, bedroom 1, bedroom 2 and bathroom/wc. Radiator and further door accessing a recessed storage cupboard.

LOUNGE/DINING ROOM: (front) (18'6" max into chimney recess x 16'6") (5.64m x 5.03m) a superb sized reception room with ample space for seating and dining furniture with three large windows to front overlooking the communal front garden, built in bookcases to chimney recesses, further high level window to side with inset cat flap, cable tv point and radiators.

KITCHEN: (11'4" x 6'3") (3.45m x 1.90m) a fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktops over and inset stainless steel sink and drainer unit, wall mounted Worcester gas central heating boiler, space for a cooker, washing machine, dishwasher and fridge/freezer.

BEDROOM 1: (rear) (17'0" x 11'3" max into built in wardrobes) (5.18m x 3.42m) high ceilings, built in wardrobes to chimney recesses, radiator, alcove shelf and double glazed doors with window over accessing a small rear courtyard seating area.

BEDROOM 2: (11'7" x 7'3") (3.52m x 2.21m) a second bedroom or home office with dual aspect sash windows to rear and side, built in wardrobe and a radiator.

BATH/SHOWER ROOM/WC: a white suite comprising a panelled bath with curved shower end with system fed shower over and glass shower screen, low level wc, pedestal wash basin, mirrored cabinet, part tiled walls, extractor fan, tiled floor and a radiator.





OUTSIDE

REAR COURTYARD: there is a small paved courtyard to the rear of the property before the parking area providing a small outside space for café style table and chairs.

OFF ROAD PARKING: as well as being in the Cotham North residents parking permit zone the property has the rare advantage of off street parking to the rear of the property.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

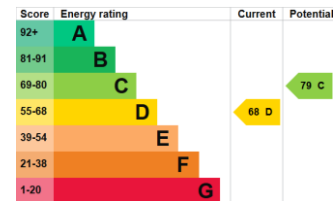
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 24 June 1973. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. This information should be checked by your legal adviser.

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

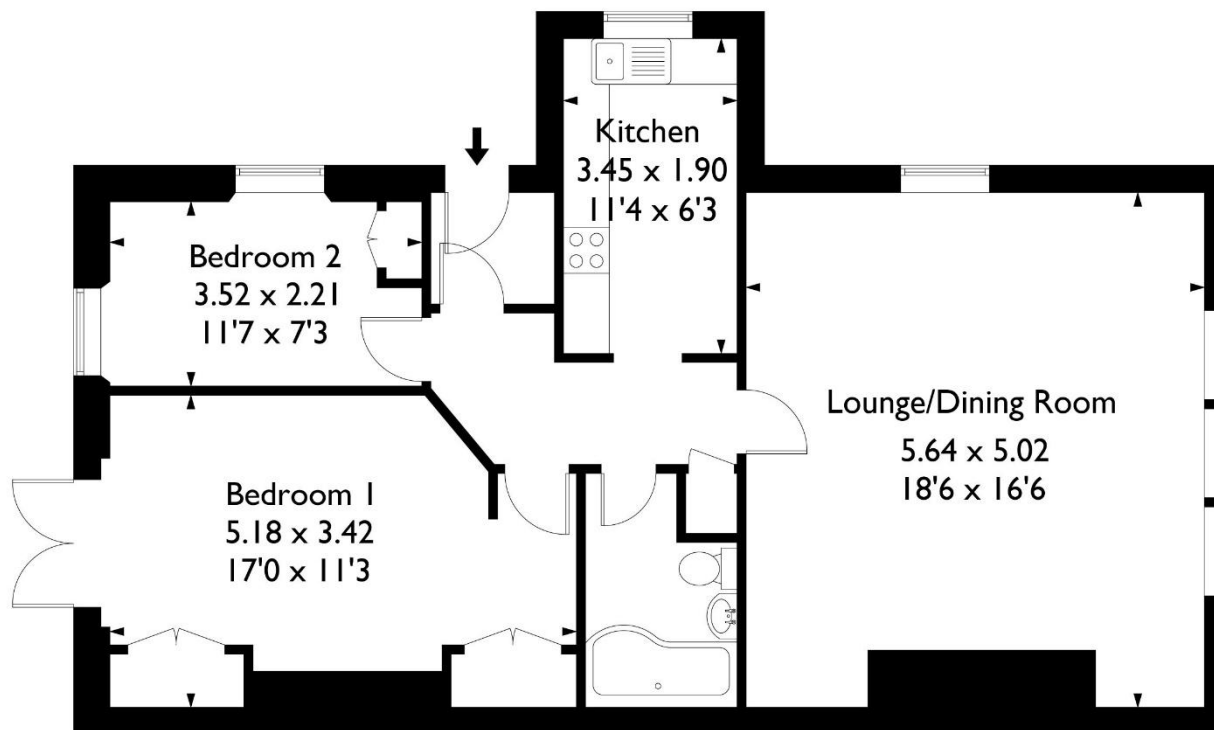
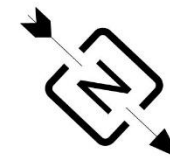
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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



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 71.60 sq m / 770.80 sq ft



Ground Floor

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.