
Third Floor Flat, 10 Victoria Court, Durdham Park
Guide Price £475,000
RICHARD
HARDING

Third Floor Flat, 10 Victoria Court, Durdham Park

Redland, Bristol, BS6 6XS

RICHARD HARDING

Enjoy the sunrise in the bedroom and the sunset from the balcony from this refurbished modern purpose-built apartment of circa 1,100 sq. ft. with a very large 25ft x 23ft reception, separate kitchen, 2 double bedrooms, 2 bath/ shower rooms, and a generous single garage.

Key Features

- An exceptionally convenient and well-located apartment being a few hundred yards to the amenities and bus stops on Whiteladies Road and the Downs with over 400 acres of recreational space.
- Due to the location and well-run management company Victoria Court is a highly regarded and sought after apartment block.
- There is gas central heating and a new combi Vaillant boiler.
- New consumer unit and newly certified electrics in bathrooms and kitchen.
- **Accommodation:** entrance hallway, sitting/dining room, kitchen, bedroom 1 with en-suite shower/wc and dressing room, bedroom 2, bathroom/wc.
- **Outside:** communal gardens, balcony and sizeable garage.
- Offered with no onward chain so a prompt move is possible.







ACCOMMODATION

APPROACH: driveway approach with visitor parking spaces and garaging. Communal entrance door opens into communal hallway from which the stairs and lift rise to the third floor, where the subject property is accessed off a lobby, the door is marked no. 10.

ENTRANCE HALLWAY: doors radiate to the sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc. Video entry phone point for secure access. Shallow storage cupboard which houses the fuse box.

SITTING/DINING ROOM: (**25'2" x 23'0"** max measurements) (**7.66m x 7.02m**) sliding double glazed doors open out onto the south-west facing **balcony** with views over the Spire private hospital and car park and with glimpses of the Downs in the distance. BT point and Sky point. Upvc double glazed windows, two radiators and ceiling cornicing.

KITCHEN: (**12'6" x 8'2"**) (**3.82m x 2.50m**) brand new kitchen with a range of wall and base units with working surfaces, 5 ring Neff gas hob with stainless steel filter hood, electric Neff microwave and oven, single drainer sink unit with drainer board, integrated dishwasher and fridge/freezer, double glazed window to side elevation.

BEDROOM 1: (**13'7" x 12'8"**) (**4.15m x 3.85m**) upvc double glazed windows to two elevations, radiator, BT telephone point, doors lead off to:-

En-Suite Shower/WC: brand new en-suite shower room with wall mounted wash hand basin, low level wc, corner shower, fully tiled walls and heated towel rail, upvc double glazed window, mirror light and shaver point.

Dressing Room: dressing area in front of large, fitted wardrobes.

BEDROOM 2: (**12'0 x 10'6"**) (**3.67m x 3.20m**) upvc double glazed window, fitted wardrobes, radiator.

BATHROOM/WC: brand new bathroom suite with wash hand basin with storage beneath, fitted mirror light and shaver point, bath with shower and shower screen, low level wc, heated towel rail, part tiled walls, extractor fan.







OUTSIDE

COMMUNAL GARDENS: lawned communal gardens.

BALCONY/TERRACE: see sitting/dining room description.

GARAGE: (**16'11" x 15'11"** max measurements - irregular in shape) (**5.14m x 4.85m**) up and over door. Single garage with further space for storage to the side (in addition to an area that would accommodate a vehicle).

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 1 January 1981. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,639.94, or £303.33 per month. This information should be checked by your legal adviser. The property is externally managed by BNS as of October 2025.

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

PLEASE NOTE:

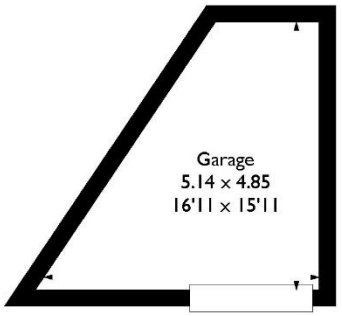
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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



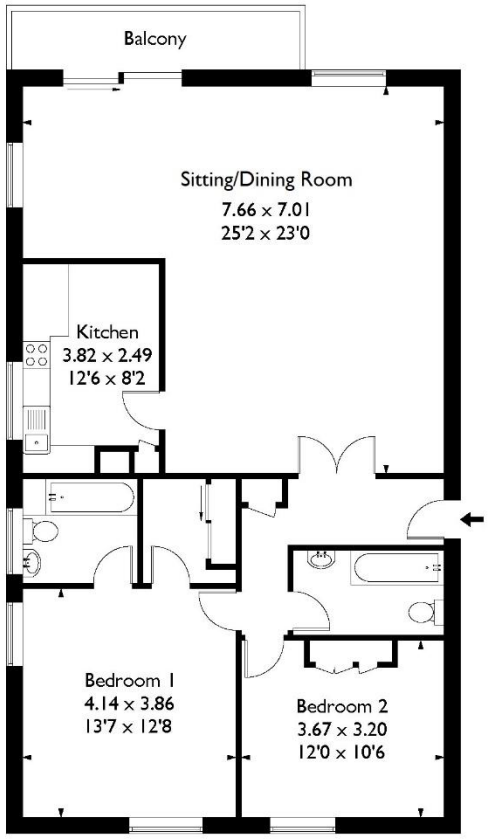
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Victoria Court, Durdham Park, Bristol, BS6 6XS

Approximate Gross Internal Area 101.30 sq m / 1090.30 sq ft
Garage Area 17.0 sq m / 183.40 sq ft
Total Area 118.30 sq m / 1273.70 sq ft



(Garage located at the end of a block)



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.

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