



Top Floor Flat, 19 Montpelier Court, Station Road

Guide Price £235,000

RICHARD
HARDING

Top Floor Flat, 19 Montpelier Court, Station Road

Montpelier, Bristol, BS6 5EA

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HARDING

Enjoying a south facing orientation with Juliet balcony; a 2 bedroom top floor apartment with semi-open plan kitchen/living room and an allocated parking space, located in Montpelier close to Montpelier local train station.

Key Features

- Situated on Station Road, the apartment is just 200 metres from vibrant Cheltenham/Gloucester Road, with several restaurants and bars just a short walk away. Station Road is a no-through road and therefore benefits from very little traffic, despite being so centrally located. Only small numbers of pedestrians pass by through to Montpelier, or to the local train station giving regular access to Bristol Temple Meads.
- The apartment's location makes everything accessible on foot, including the city centre, Whiteladies Road plus local parks including Cotham Garden Park and St Andrew's Park.
- Accommodation: entrance hall, semi-open plan kitchen/living room with Juliet balcony, 2 bedrooms and bathroom.
- Outside: Allocated off-street parking space.
- To be sold with no onward chain.



ACCOMMODATION

APPROACH: there are communal entrances at both the front and rear elevations, the rear elevation is conveniently located close to the allocated off-street parking space. Steps then ascend to the top floor with private door opening to:-

ENTRANCE HALL: moulded skirtings, radiator, coved ceiling, ceiling light point, loft access, cloakroom cupboard with mains switchboard control. Panelled doors with moulded architraves, opening to:-

SEMI OPEN-PLAN KITCHEN/LIVING ROOM: (16'4" x 11'6") (4.98m x 3.51m) loosely divided as follows:-

Kitchen: comprehensively fitted with an array of shaker style base and eye level units comprising drawers and cabinets. Roll edged granite effect worktop surfaces with splashback tiling. Stainless steel sink with draining board to side and mixer tap over. Integral electric oven with 4 ring gas hob and canopy extractor hood. Washing machine, fridge/freezer, tiled flooring, ceiling light point, double glazed window to the front elevation. Wall mounted Worcester Bosch gas fired combination boiler. Wide archway through to:-

Living Room: enjoying a sunny southerly orientation with double doors and panels opening to a Juliet balcony which enjoys rooftop views towards Kingsdown/Cotham and the city centre. Moulded skirtings, radiator, fitted bookshelving, coved ceiling, ceiling light point, wall mounted digital thermostat heating control.

BEDROOM 1: (11'6" x 9'10") (3.50m x 3.00m) double glazed window to the rear elevation, double opening built-in wardrobe with hanging rail and shelving, moulded skirtings, radiator, ceiling light point.





BEDROOM 2: (8'2" x 6'3") (2.50m x 1.91m) double glazed window to the rear elevation, fitted bookshelf, moulded skirtings, radiator, ceiling light point.

BATHROOM/WC: (6'11" x 5'7") (2.11m x 1.70m) panelled bath with hot and cold water taps, shower screen, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. Tiled flooring and majority tiled walls, radiator with towel rail over, fitted shelf, wall mounted mirrored cupboard, ceiling light point, extractor fan.

OUTSIDE

PARKING: at the rear of the building there is an allocated off-street parking space (located to the left of the purpose built bin stores) immediately behind the building where 19 is located.

DESIGNATED BIKE SHED: found at the front of the property.

BIN STORE: purpose built bin stores with each apartment designated their own store.

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 January 2002. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,181.35. This information should be checked by your legal adviser.

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

PLEASE NOTE:

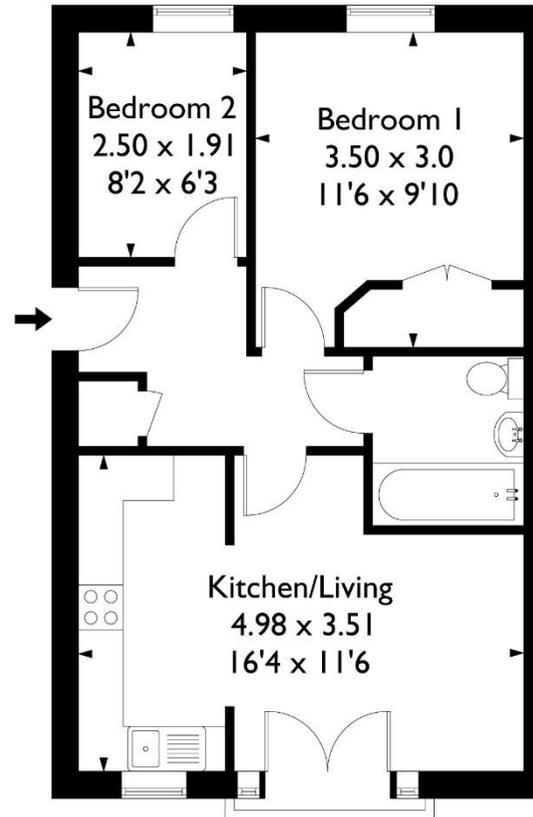
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	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.

Montpelier Court, Station Road, Montpelier, Bristol BS5 6EA

Approximate Gross Internal Area 40.9 sq m / 440.6sq 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.