



Second Floor Flat, 5 Meridian Road
Guide Price £400,000

RICHARD
HARDING

Second Floor Flat, 5 Meridian Road

Redland, Bristol, BS6 6EG

RICHARD
HARDING

A spacious two double bedroom second floor apartment within a converted Victorian building on a leafy and much sought after street in Redland. The property is presented to a high owner occupied standard throughout and is part of the CN residents parking scheme.

Key Features:

- Set in a highly favoured road within easy reach of Whiteladies Road, Redland train station, Cotham Park Gardens and Chandos Road, whilst a little further afield there is the city centre, Gloucester Road, Clifton Village and Durdham Downs
- Located on the borders of Cotham and Redland and a short distance from Lovers Walk.
- Ample on-street parking is available with properties on only one side of the street. All parking is covered by the CM residents parking scheme.
- Double glazed windows throughout and gas fired central heating.
- Built-in wardrobes in both bedrooms.
- Great views to front and rear.
- **Accommodation:** entrance hall, open plan sitting room and kitchen, 2 double bedrooms, bathroom/wc.
- **Outside:** bin store to front.

ACCOMMODATION

APPROACH: front path leads to a short flight of steps up to a communal entrance door, opening into:-

COMMUNAL VESTIBULE & HALLWAY: with period tiled floors, archway opens into communal hallway with high ceilings which provides access to three of the four flats within the building. Turning staircase rises to the second floor with private entrance into:-

ENTRANCE HALLWAY: small entrance hall which provides access to all principal rooms, two opposing cupboards house Vaillant gas fired combination boiler with space and plumbing for washing machine and freezer respectively. Radiator, coat hanging space, wall mounted thermostatic heating controls. Door into:-

OPEN PLAN KITCHEN/SITTING ROOM: (25'0" x 18'1") (7.61m x 5.51m) a large open plan room forming a kitchen/diner. Measured as one, but described separately as follows:-

Sitting Room: open plan with adjacent kitchen; twin wood framed double glazed windows to rear elevation with far reaching views into Cotham, cast iron insert fireplace with wooden surround with hearth (not in use), triple radiators, exposed beams and fixed metal staircase rising to the roof hatch with storage cupboard below.

Kitchen: open plan with adjacent sitting room; square edged worksurfaces, fitted kitchen with eye and floor level cupboards and drawers. Enamel square edged sink with swan neck mixer tap below wood framed double glazed sash window with further double glazed window to side overlooking the side elevation, 4 ring induction hob with electric oven below, eye level integrated microwave and space for freestanding fridge/freezer. Separate matching kitchen island with storage below. Pair of pull-out larder style drawers either side of the oven.





BEDROOM 1: (18'0" x 13'11") (5.48m x 4.24m) twin wood framed double glazed Velux windows to side elevation with radiator below, built-in wardrobes, exposed beams and dimmer switch lighting.

BEDROOM 2: (16'9" x 10'6") (5.10m x 3.20m) wood framed double glazed sash window to front elevation set into dormer and looking towards the railway line and far reaching views into Redland with radiator below, shelving into alcove, cast iron insert fireplace (not in use), dimmer switch lighting, exposed beams and built-in wardrobes.

BATHROOM/WC: wood framed double glazed sash window to side elevation set into dormer with heated towel rail below. White bathroom suite comprising close coupled wc, rounded pedestal wash hand basin with swan neck mixer tap and tiled splashback, steel bath with thermostatically controlled shower over and shower side screen. Shaving point, mirrored medicine cabinet, tiled flooring, exposed beams and small storage cupboard behind the bath.

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 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £60 pcm. This information should be checked by your legal adviser.

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

PLEASE NOTE:

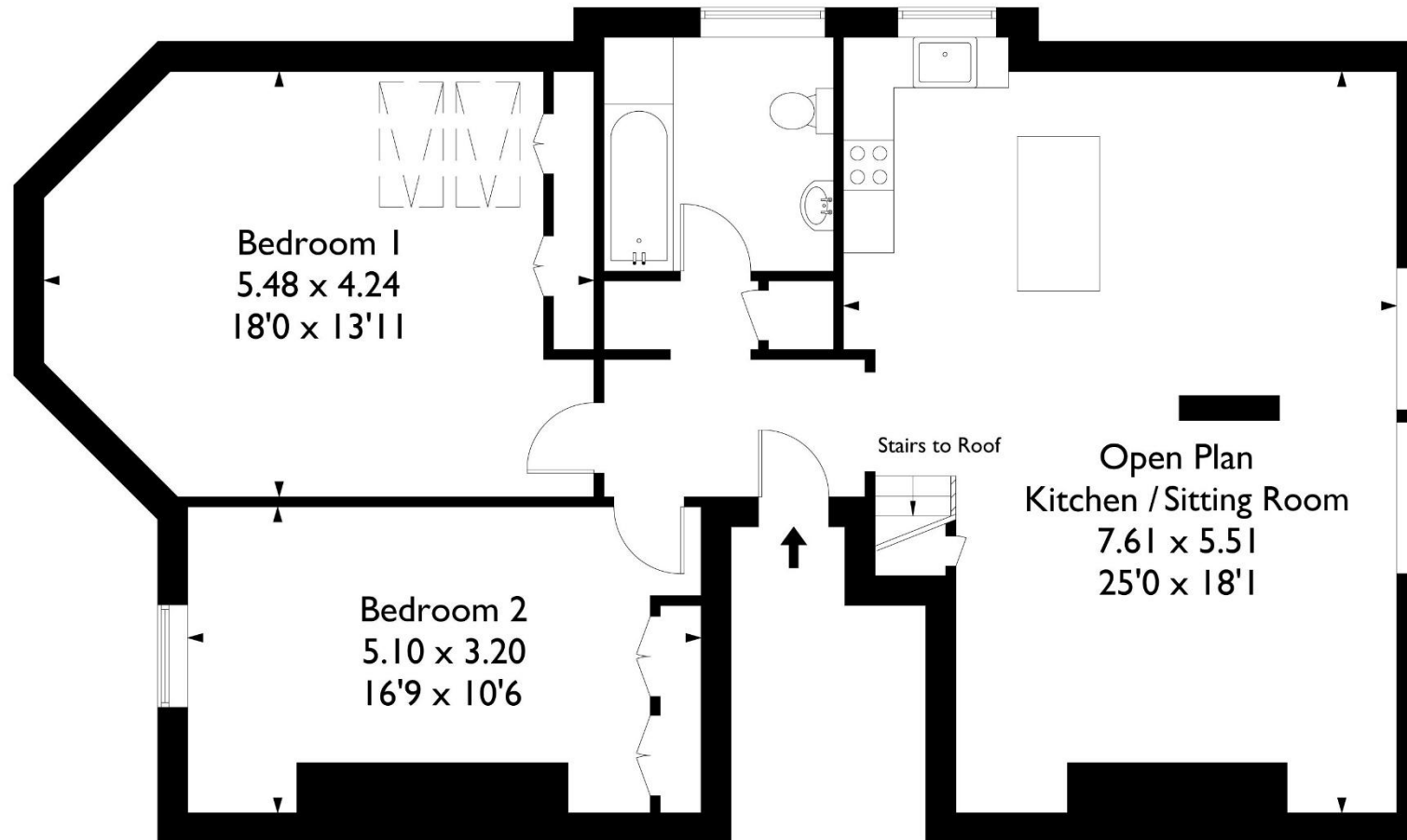
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 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.

Meridian Road, Redland, Bristol BS6 6EG

Approximate Gross Internal Area 89.20 sq m / 960.10 sq ft



Second 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.