



Top Floor Flat, 70 Coldharbour Road  
Guide Price £275,000

RICHARD  
HARDING

# Top Floor Flat, 70 Coldharbour Road

Redland, Bristol, BS6 7LX

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An impressive 1 double bedroom top floor flat located in a characterful Edwardian town house with wonderful city views.

## Key Features

- Located in a convenient position close to a number of shops and retailers on Coldharbour Road whilst within easy reach of Durdham Downs & Whiteladies Road.
- Gas central heating.
- No chain.
- Double glazed windows.

## ACCOMMODATION

**APPROACH:** from the pavement, through the gate, proceed up the paved pathway at the side of the property where the communal entrance door is immediately in front of you.

**COMMUNAL HALLWAY:** via front door with stairs leading to the top floor landing where the private entrance to the flat can be located.

**ENTRANCE HALLWAY:** via wooden front door. Doors leading to living/dining room, kitchen, double bedroom and shower room.

**LIVING/DINING ROOM:** (15'11" x 12'7") (4.85m x 3.84m) double glazed windows overlooking front elevation, bespoke fitted storage to either side of chimney breast, double radiator, tall moulded skirting boards.

**KITCHEN:** (9'4" x 7'1") (2.84m x 2.17m) eye to floor level kitchen units with solid square edged wooden worktop, integrated single oven with 4 ring induction hob and extractor fan above, wall mounted combination boiler, tiled surrounds, two double glazed windows overlooking side elevation with city views, wooden flooring.

**BEDROOM:** (11'10" x 9'6") (3.60m x 2.89m) a double bedroom with two double glazed windows overlooking rear elevation, ceiling light point, built-in storage cupboard, period iron feature fireplace, double radiator, tall moulded skirting boards.

**BATHROOM/WC:** a modern shower room with wall mounted wash hand basin, shower enclosure with system fed shower over, glass shower screen, inset ceiling downlights, extractor fan, radiator, tiled flooring. Door leading to storage cupboard. Single radiator.

## 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. We also understand that the property 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 monthly service charge is £72.50. This information should be checked by your legal adviser.

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

**PLEASE NOTE:**

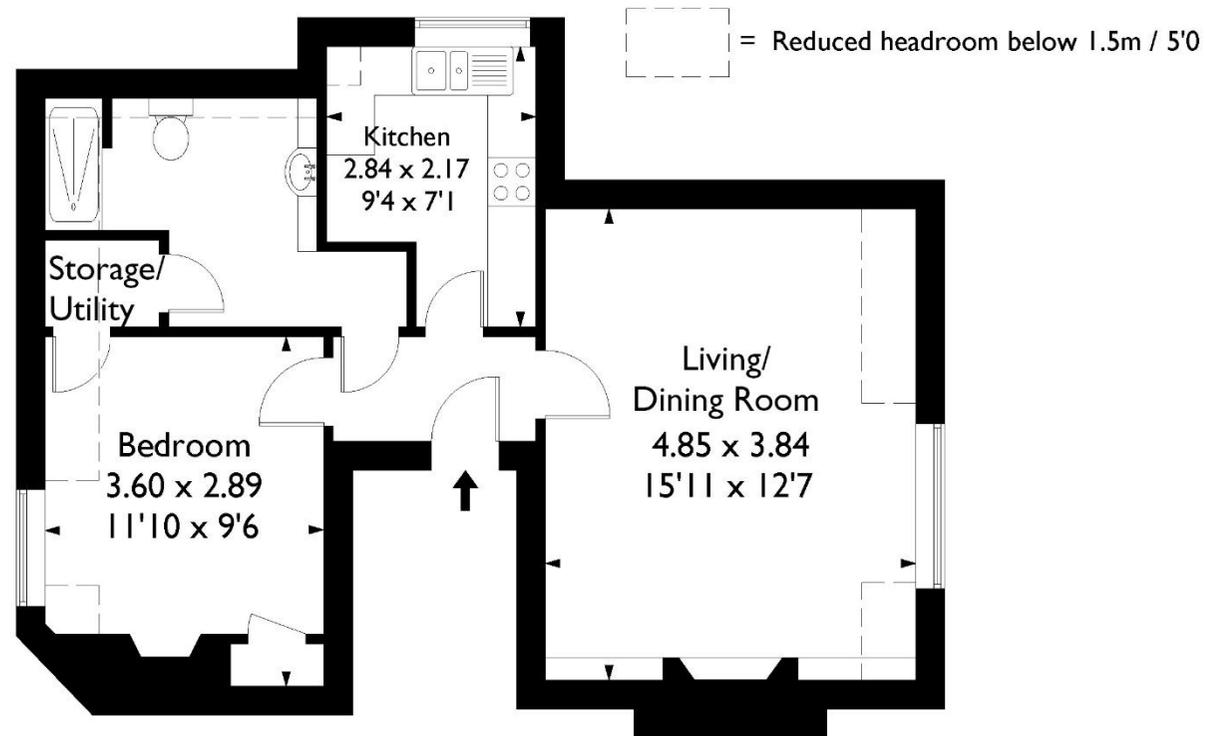
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		
55-68	D	67 D	72 C
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.

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Approximate Gross Internal Area = 45.07 sq m / 485.12 sq 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.