



Hall Floor Flat, 42 Clarendon Road
Guide Price £475,000

RICHARD
HARDING

Hall Floor Flat, 42 Clarendon Road

Redland, Bristol, BS6 7ET

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A bright and well-presented 2 double bedroom, 2 reception room, hall floor Victorian period apartment with direct access to a private rear courtyard and communal garden.

Key Features

- Offering 1187 sq. ft. of lateral living space with private entrance.
- **Accommodation:** sitting room, kitchen/breakfast room, utility room, inner hall, bedroom 1, bedroom 2 and bathroom/WC.
- **Outside:** private courtyard and communal gardens.
- Retaining many period features such as sash windows, tall ceilings & ornate cornicing.
- Located in the Redland (RD) residents parking zone.
- Set in a leafy and highly desirable area off Redland, close to the green space of Chapel Green/Redland Green. Convenient access to local amenities with Whiteladies Road, Chandos Road and Gloucester Road all within 850 metres.
- Located within the Redland Green School Area of First Priority and approximately 325 metres from the school.
- No onward chain.

ACCOMMODATION

APPROACH: from the pavement proceed up the communal pathway to the left-hand side of the building, the private entrance door to the flat can be found on the right-hand side. Hardwood front door with fanlight above leads into:-

ENTRANCE VESTIBULE: tall ceiling with ceiling light point and cornicing. Period tiled flooring and tall moulded skirting boards. Door leading to:-

DINING HALLWAY: a versatile space with tall ceilings, two ceiling light points, cornicing, picture rail, deep moulded skirting boards, radiator and wooden flooring. Doors radiate to bay fronted sitting room, kitchen/dining room, bedroom 1, bedroom 2 and family bathroom/wc.

SITTING ROOM: (19'0" x 13'11") (5.80m x 4.24m) a spectacular bay fronted sitting room with five period sash windows overlooking the front elevation, tall ceilings, ornate cornicing, picture rail with beautiful marble mantle, fireplace inset, brick hearth, radiator, central ceiling light point, deep moulded skirting boards and ample space for sofas.

KITCHEN/BREAKFAST ROOM: (15'2" x 11'6") (4.63m x 3.50m) fitted with a matching range of wall base and drawer units with granite effect laminate worktop over, tiled surrounds, five ring gas hob with extractor fan over and electric oven beneath, integrated dishwasher, fridge and freezer, inset 1 ½ bowl stainless steel sink with drainer unit and mixer tap over. Built in pantry dresser, two ceiling light points, sash window overlooking the courtyard and communal garden beyond, radiator, space for breakfast/dining table and chairs, tiled flooring, inset ceiling downlighters, radiator and wood effect flooring.

GARDEN ROOM: (10'10" x 6'4") (3.30m x 1.93m) double glazed French doors giving access out onto private courtyard. Two built-in storage cupboards, one with plumbing for washing machine.

INNER HALL: opening from the reception hallway with ceiling light point, deep moulded skirting boards, wooden flooring and airing cupboard housing Valiant combi-boiler plus wooden slatted shelving. Door leading into:-

BEDROOM 1: (16'5" x 13'9) (5.00m x 4.20m) double bedroom with deep bay window to rear elevation housing four wood framed double glazed sash windows. Tall ceiling with ceiling light point and ornate cornicing. Radiator, wooden floorboards and deep moulded skirting boards.

BEDROOM 2: (13'6" x 11'0") (4.12m x 3.35m) double bedroom with two sash windows overlooking the front elevation. Tall ceiling with ceiling light point and cornicing. Radiator and deep moulded skirting boards.





SHOWER ROOM/WC: white bathroom suite comprising low level wc, wall mounted wash hand basin, panelled bath with system fed shower over, wall mounted towel radiator, two obscured windows to side elevation, ceiling light point, fully tiled walls and vinyl flooring.

OUTSIDE

PRIVATE COURTYARD: accessed via either the communal side pathway or the French doors from the utility room. Laid to flagstone patio, an ideal place for bistro table and chairs. Outside tap. Semi-enclosed by brick wall boundary. Further access to the communal garden via set of steps.

COMMUNAL GARDEN: mainly laid to lawn with a variety of mature trees, plants and shrubs to the boundaries. Steps to the upper flats are also located through the communal garden.

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 1976. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

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

PLEASE NOTE:

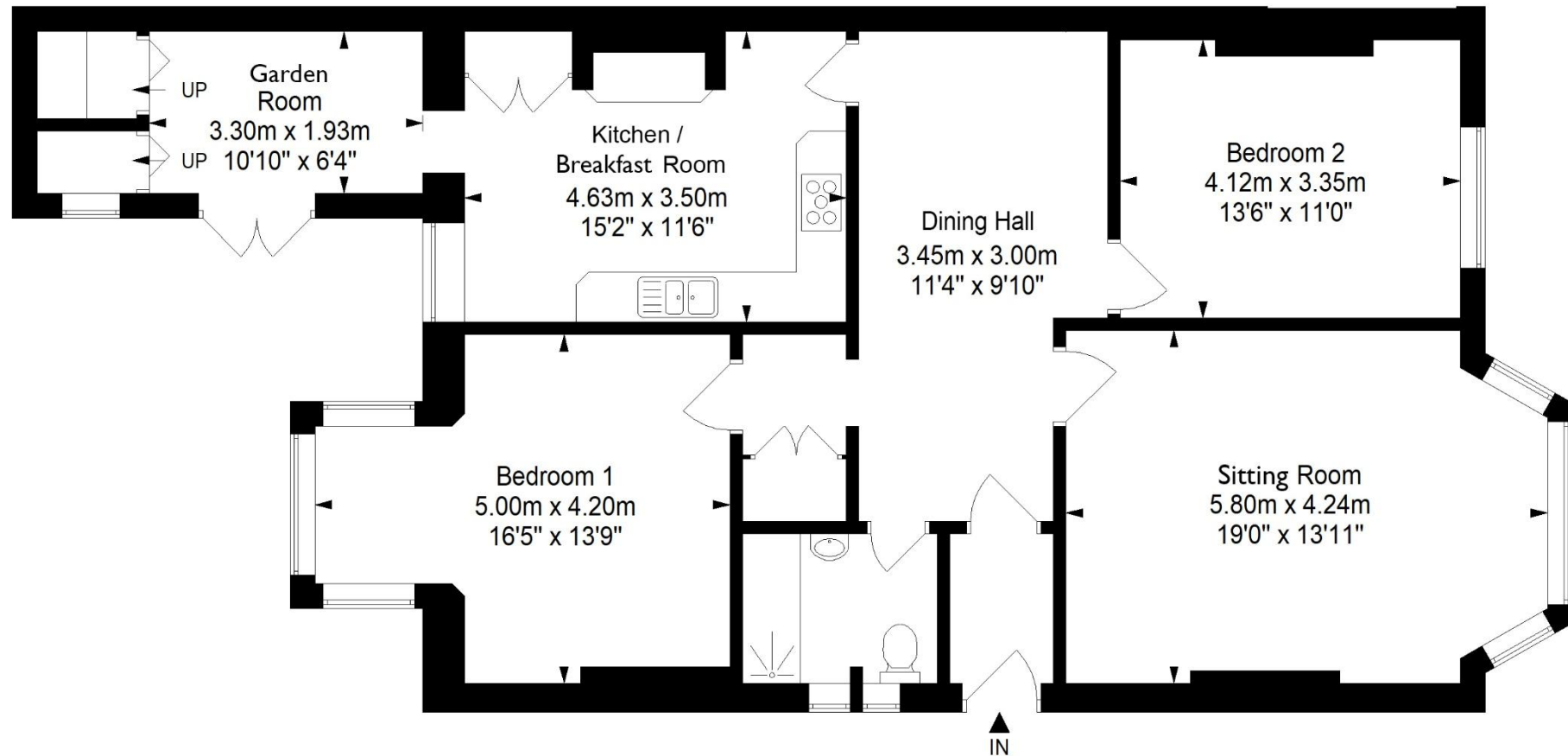
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		79 C
55-68	D	60 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.

Hall Floor Garden Flat, Clarendon Road, Redland, Bristol, BS6 7ET

Approximate Gross Internal Area = 110.3 sq m/ 1187.3 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print