



Second Floor Flat, 7 Robert Court, North Road
Guide Price £375,000

RICHARD
HARDING

Second Floor Flat, 7 Robert Court, North Road

Leigh Woods, Bristol, BS8 3PN

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A 2 double bedroom, 2 baths (1 bathroom, 1 en suite) second floor balcony apartment set within a purpose-built development in a beautiful leafy location within easy reach of Clifton Village. The apartment overlooks attractive gardens from its south westerly facing balcony and benefits from allocated covered gated off road parking and generous communal gardens.

Key Features

- In addition to the south westerly facing lawned communal gardens to the rear there are acres of green open spaces to explore in the nearby Leigh Woods and Ashton Court Estate.
- Envious, tranquil, yet highly convenient location, literally on the doorstep of Leigh Woods with its wonderful walks and bicycle trails. Nearby Brunel's Suspension Bridge, which leads over to Clifton Village with its wide selection of shops, cafes and restaurants.
- Lift access.
- Gated off street parking plus visitors' parking.
- 20ft private balcony overlooking only the communal gardens.

ACCOMMODATION

APPROACH: via pathway with drive leading to side, through the communal covered porch entrance, through communal hallway and stairwell or lift access to second floor where you will find the private entrance to Flat 7.

ENTRANCE HALLWAY: L shaped central entrance hallway, carpets throughout, radiator, wall mounted intercom entry phone and doors to all principal rooms.

BOOT ROOM: power, lighting, modern metal enclosed electric consumer unit and shelving space.

LIVING/DINING ROOM: (26'7" max x 16'0" max) (8.11m x 4.88m) a spacious living area with wood effect double glazed windows and doors across the entire rear elevation opening onto balcony and enjoys a light and bright southerly aspect.

Balcony: (20'2" x 5'3") (6.14m x 1.60m) a beautiful south westerly facing balcony with paved floor, wooden balustrade and direct views over attractive communal gardens and woodlands.

KITCHEN: (16'0 x 7'9") (4.88m x 2.36m) wood effect double glazed windows to the front elevation overlooking trees, fitted kitchen with roll edged work surfaces on three sides with splashback tiling, eye and floor level kitchen units, integrated double stainless steel sink with mixer tap and drainer unit, integrated electric 4 ring hob, electric double oven, washing machine, fridge/freezer and dishwasher. **Airing Cupboard** housing floor level gas fired Vaillant combi boiler and provides ample storage.

BEDROOM 1: (12'9" x 9'7") (3.89m x 2.93m) wood effect double glazed window, radiator, twin built wardrobe with hanging rail and storage space above, door leading to:

En Suite Bathroom/wc: low level wc with concealed cistern, pedestal wash hand basin, corner shower cubicle with mains fed mixer shower, window to side elevation, radiator, shaving light and point and extractor fan.

BEDROOM 2: (11'7" x 9'3") (3.53m x 2.82m) wood effect double glazed window to front elevation with radiator below, central ceiling light point and built in wardrobe space.





SHOWER ROOM/WC: corner shower cubicle with mains fed mixer and shower head over and further shower attachment hose, low level wc with concealed cistern, pedestal hand basin, mains fed heated towel rail, tiled walls and floor and ceiling mounted extractor fan.

OUTSIDE

PARKING: there is a sliding electronic gate accessing a secure parking area where the apartment has one allocated space.

VISITORS PARKING: there are three visitors parking spaces available on a first come/first served basis and on street parking is now subject to a residents permit zone.

COMMUNA GARDENS: there are lovely lawned communal gardens at the rear of the property offering a good sized outside space with south westerly orientation.

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 October 1980 with a share of freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £300. This information should be checked by your legal adviser.

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

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.

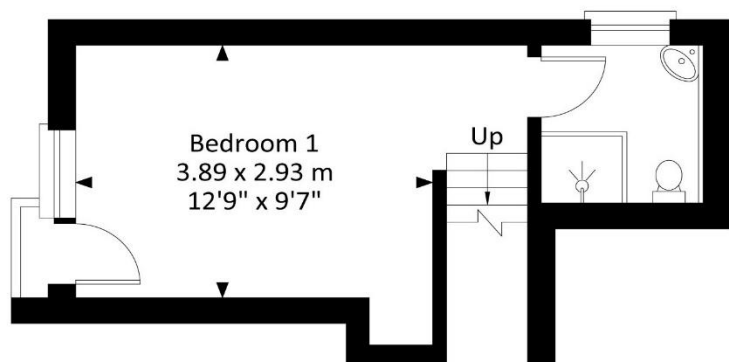


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

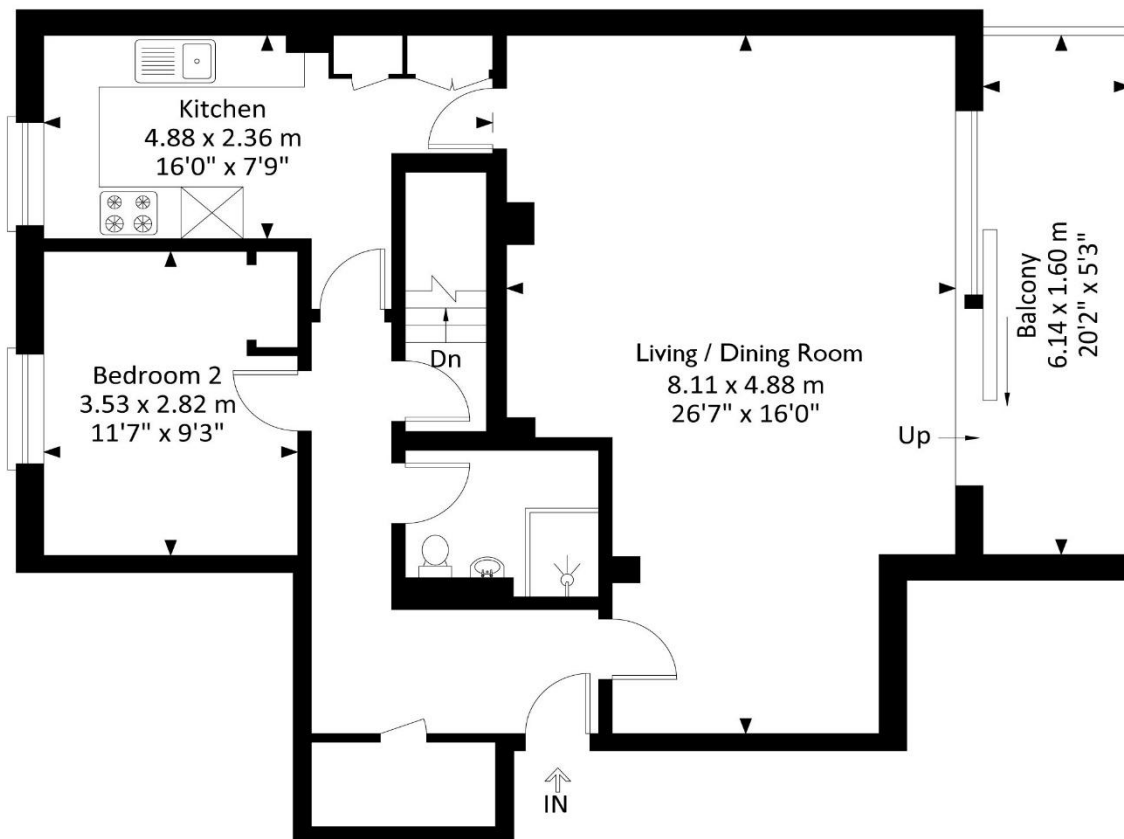
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Robert Court, North Road, Leigh Woods, Bristol, BS8 3PN

Approximate Gross Internal Area = 93.61 sq m / 1007.61 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.