



Flat 1, 29 Redland Grove

Guide Price £290,000

RICHARD  
HARDING

# Flat 1, 29 Redland Grove

Redland, Bristol, BS6 6PT

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HARDING

A generously proportioned 1 double bedroom flat with private entrance and south-westerly facing garden. Part of an attractive converted Victorian building, it is presented to a high standard and offered with no onward chain.

## Key Features

- Forming part of a large converted Victorian house, the property has an appealing balanced layout and contemporary finish internally.
- Equidistant between Whiteladies Road and Gloucester Road, in a sought after leafy location with excellent parks nearby and just a moments' walk from Redland train station (where trains run to Bristol Temple Meads every 33 minutes).
- Ceiling heights of 2.6 metres throughout.
- Private south-westerly facing garden providing a tranquil outdoor space and private entrance to the flat.
- Accommodation: open plan kitchen/living/dining room, bedroom, bathroom and private garden.
- Benefitting from a share of the freehold.
- No onward chain ensuring a prompt move.

## ACCOMMODATION

**APPROACH:** the property is approached from the pavement of Kensington Road through wrought iron pedestrian gate opening onto a shared pathway with a short flight of steps to the left, where a private wooden gate leads through to the garden and further part glazed upvc door opens to the kitchen/living/dining room. From the shared pathway steps lead down to the left and straight ahead is a communal front door providing access to this flat and Flat 2.

**COMMUNAL ENTRANCE HALLWAY:** only providing access to the two flats in this building. Tall moulded skirtings, attractive black and white tiled flooring, central ceiling light point and fire alarm system. Door straight ahead opens to:-

**ENTRANCE HALLWAY:** tall moulded skirting boards, central ceiling light point, incredibly useful built-in shelves to the right hand side with fitted blind to keep storage out of sight, exposed floorboards which continue to:-

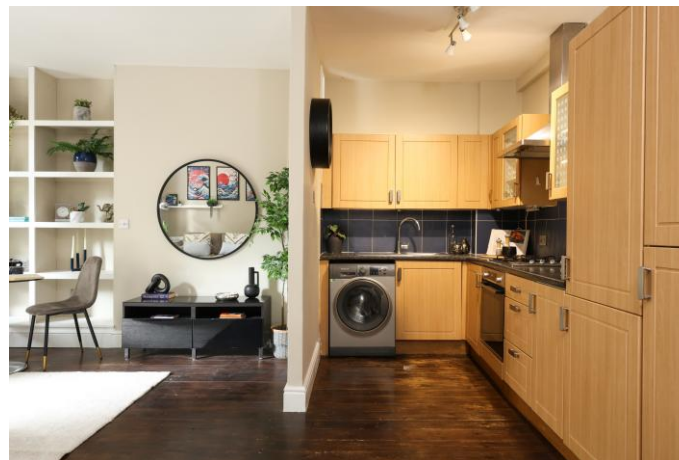
**KITCHEN/LIVING/DINING ROOM:** a wonderful semi open-plan space with views onto the private rear garden, described separately as follows:-

**Kitchen:** (16'3" x 6'3") (4.95m x 1.90m) a range of wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit with swan neck mixer tap over. Integrated appliances include 4 ring gas hob with cooker hood over, undercounter Bosch oven, fridge/freezer and undercounter washing machine. Tall moulded skirtings, exposed hardwood floorboards, two central ceiling light points. Opening to:-

**Living/Dining Room:** (16'5" x 11'4") (5.00m x 3.45m) large floor to ceiling wooden sash window overlooking the private rear garden. Tall moulded skirtings, central ceiling light point, radiator, large built-in bookshelves. Part glazed upvc door opening to the rear garden.

**BEDROOM:** (11'6" x 10'6") (3.51m x 3.20m) a lovely sized double bedroom with tall moulded skirtings, large wooden sash window with a southerly orientation and working shutters, further obscured window to rear garden, central ceiling light point, radiator, built-in wardrobe with hanging rail and large storage cupboard above, further attic storage over the internal hallway. Cupboard housing the Worcester combination boiler with shelving above.

**BATHROOM/WC:** white suite comprising low level wc with concealed cistern, panelled bath with mixer tap and mains fed shower head over, tiled enclosure, tiled flooring, partly tiled walls, obscured window, inset sink into vanity unit with mixer tap, mirrored medicine cabinet above and tall mains fed towel radiator.





## OUTSIDE

**PRIVATE REAR GARDEN:** a sunny and secluded space with a beautiful mature pear tree, accessed from either the path to the front of the building or from the open plan kitchen/living/dining room, with a wonderful south-westerly aspect. A low maintenance, two tiered garden with boundary wall and raised flower beds to one corner. Two wooden garden sheds – one benefits from electrics and houses the tumble dryer.

**BIKE STORAGE:** outside the communal door, sheltered and hidden from the road, with a Sheffield stand installed and for private use of this flat.

## 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.

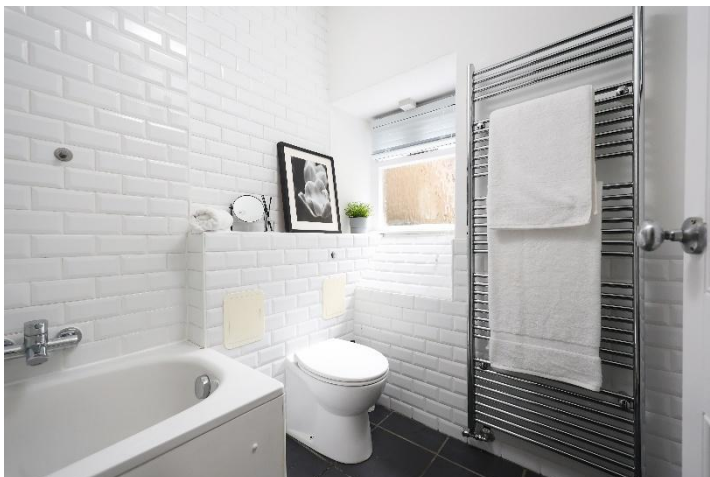
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 December 1980. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £1,200, paid in monthly instalments of £100. We understand that this is due to increase to £1,800 annually, paid in monthly instalments of £150. 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.

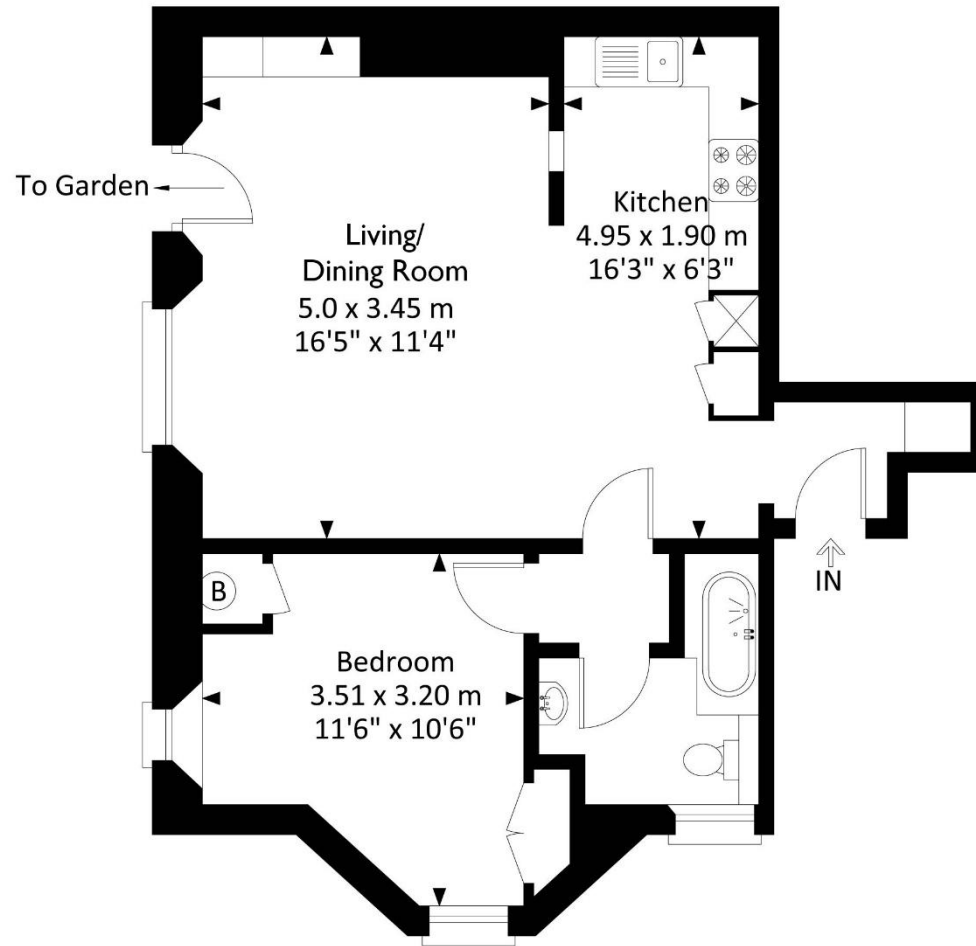


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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

# Flat 1, 29 Redland Grove, Redland, Bristol, BS6 6PT

Approximate Gross Internal Area = 507.62 sq ft / 47.16 sq m



Lower Ground Floor

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