



Top Floor Flat, 1 Cambridge Park

Guide Price £485,000

RICHARD  
HARDING

# Top Floor Flat, 1 Cambridge Park

Redland, Bristol, BS6 6XN

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Set within an elegant and impressive Victorian period building in the exclusive Cambridge Park, a spacious 3 double bedroom top floor flat circa 1369 sq. ft. full of period character and enjoying off-street parking and communal gardens.

## Key Features

- A most prestigious and light filled apartment with high ceilings and an abundance of period features.
- Favoured location within the nearby Redland Green school area and within 0.25 miles of Westbury Park Primary School, near Redland Green Park and 400 acres of open space found on the Downs, which are just a moment's walk away. Convenient for Whiteladies Road, North View and Coldharbour Road.
- **Accommodation:** reception hallway, kitchen, living room, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.
- **Outside:** off-street parking for one vehicle and communal garden.
- Offered to the market with no onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** walk in through stone pillars from Redland Road with entrance set in a stone arch with pennant and fanlight.

**COMMUNAL HALLWAY:** spiral staircase up to top floor where you will find the private entrance, carpeted flooring and windows to side elevation.

**ENTRANCE HALLWAY:** wooden sash window to side elevation, carpeted flooring, radiator, light point. Access to living room, bedroom 1, bedroom 2, bedroom 3, kitchen and bathroom/wc.

**LIVING ROOM:** (18'9" x 16'10") (5.72m x 5.14m) wooden sash windows to front elevation, carpeted flooring, two radiators, light point and a fireplace.

**KITCHEN:** (15'2" x 11'5") (4.63m x 3.49m) wooden sash window to rear elevation, wooden flooring, base and eye level units with wooden worktop over, 4 ring induction hob, built-in oven, stainless steel extractor fan, stainless steel sink and a radiator. Space for washing machine, dishwasher and fridge/freezer. Ample space for breakfast table and chairs. Island with considerable storage and a pleasant place to sit.

**BEDROOM 1:** (14'6" x 13'9") (4.41m x 4.19m) dual aspect with wooden sash windows to front and side elevations. Carpeted flooring, radiator and a light point.

**BEDROOM 2:** (15'3" x 11'10") (4.64m x 3.61m) dual aspect with wooden sash windows to rear and side elevations, carpeted flooring, built-in wardrobes, radiator and a light point.

**BEDROOM 3:** (11'5" x 8'1") (3.49m x 2.45m) skylight, carpeted flooring, light point and a radiator.

**BATHROOM/WC:** tiled throughout with partially glazed window to rear elevation, separate enclosed shower, panelled bath, wc, wash hand basin with mixer tap, radiator and a light point.





### OUTSIDE

**OFF STREET PARKING:** there is a tarmac forecourt to the front of the property where there is off street parking for 1 vehicle per apartment.

**COMMUNAL GARDENS:** the communal gardens are mainly laid to lawn with a mixture of mature shrubs, trees and plants to the borders.

### 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 25 March 1967. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £200. This information should be checked by your legal adviser.

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

#### **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.

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Total: 1369 sq. Ft, 127 m<sup>2</sup>

