



First Floor Flat, 10C Charlotte Street

Guide Price £375,000

RICHARD  
HARDING

# First Floor Flat, 10C Charlotte Street

Brandon Hill, Bristol, BS1 5PX

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A bright and spacious 2 double bedroom, 2 bath/shower room, first floor flat boasting a large living room and separate kitchen, set within the most attractive Grade II listed Georgian terrace, with fine elevated views towards the city centre with rolling countryside in the distance. Nestled between Brandon Hill and Park Street.

## Key Features

- Set within a favoured position within yards of Park Street to the left and the green open space of Brandon Hill to the right. A diverse range of shops, bars and restaurants all within a few hundred yards. Close to Bristol University, the BBC and the city centre.
- The apartment overlooks St George's Hall down the hill, giving it a wide, open aspect.
- The apartment retains many period features such as high ceilings, cornicing and sash windows.
- **Accommodation:** entrance hallway, living room, separate kitchen, bedroom 1 with en-suite, bedroom 2 and bathroom/wc.
- Located in Bristol's Central Parking Zone.
- Offered with no onward chain which allows a straightforward move.

## ACCOMMODATION

**APPROACH:** raised promenade leads to communal front door to the communal entrance hallway. Staircase rises to first floor landing where the private entrance door to the apartment can be found on the left hand side.

**ENTRANCE HALLWAY:** via wooden front door, coving, door entry intercom system, radiator. Access to kitchen, living room, bedroom 2 and bathroom/wc.

**LIVING ROOM:** (16'8" x 15'9") (5.09m x 4.80m) two multi-paned sash windows/doors with folding shutters overlooking the front elevation with city views, cornicing, fireplace with marble surround, radiator. Wooden flooring. Door to bedroom 1.

**KITCHEN:** (13'7" x 5'7") (4.13m x 1.70m) eye and base level units with drawers and cabinets, with granite effect laminate worktop over, integrated cooker plus hob with extractor fan, built-in fridge/freezer, built-in washing machine, space for dishwasher, stainless steel sink with drainer unit to side and mixer tap, tiled splashbacks, Viessman boiler, sash windows to rear elevation, wooden flooring, radiator.

**BEDROOM 1:** (12'5" x 8'6") (3.77m x 2.60m) multi-paned sash window/door overlooking front elevation with folding shutters, ceiling light point, cornicing, radiator. Wooden flooring. Door to:-

**En-Suite Shower Room/WC:** a white suite comprising low level wc, wash hand basin, enclosed shower, ceiling light point, radiator, wooden flooring.





**BEDROOM 2: (10'10" x 10'6") (3.31m x 3.21m)** sash window overlooking rear elevation with folding shutters, ceiling light point, cornicing, radiator, wooden flooring.

**BATHROOM/WC:** bathroom comprising wc, wash hand basin, bath with shower over, tiled surroundings, two ceiling light points, extractor fan, tiled flooring, 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 25 December 1981. 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 monthly service charge is £231. 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.

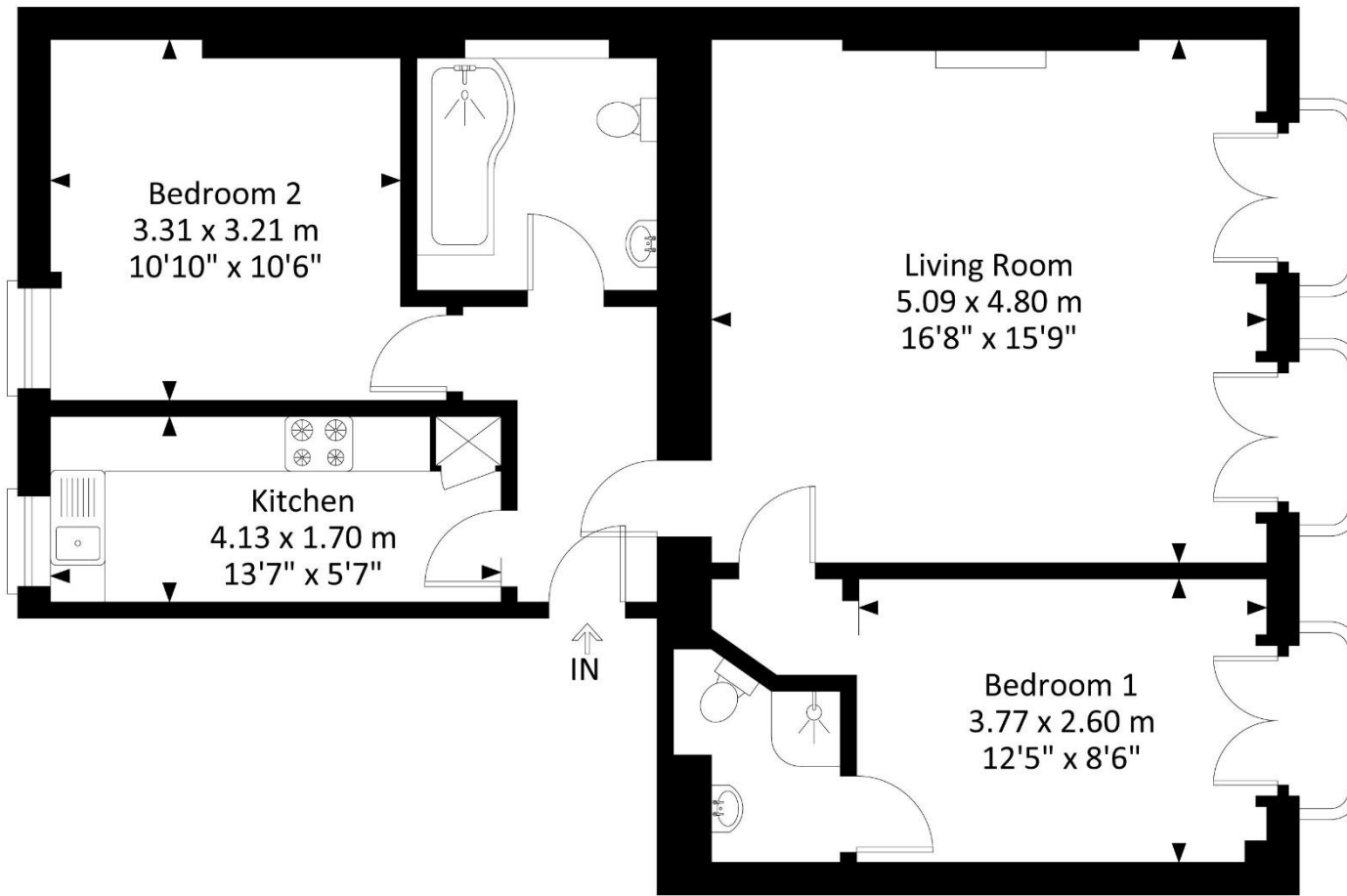


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 70.04 sq m / 753.90 sq ft



First Floor

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