

First Floor Flat, Flat 2, 163 Redland Road

Guide Price £385,000

RICHARD HARDING

First Floor Flat, Flat 2, 163 Redland Road

Redland, Bristol, BS6 6YQ

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An incredibly light and welcoming 2 double bedroom period converted apartment enjoying a covered south facing balcony, breathtaking views and communal rear garden.

Key Features

- Situated in the heart of leafy Redland with Redland Green Park, Little Loaf Bakery and the shops and amenities of Whiteladies Road/Blackboy Hill within a short stroll. Durdham Downs is also nearby, as are bus connections and Redland train station.
- **Accommodation:** entrance hallway, glorious bay fronted open plan kitchen/dining/living room with wide south facing bay window, giving access onto a sunny balcony, 2 good sized double bedrooms (one of which also accesses the balcony) and a bathroom/wc.
- Communal lawned rear garden.
- No onward chain, making a prompt and convenient move possible.
- An inviting and impressive first floor apartment in an attractive period building, situated high up in Redland with wonderful elevated views.



ACCOMMODATION

APPROACH: at the rear of the building where you will find a communal lawned garden and external staircase to first floor level, where there is an entrance into a large communal entrance hall, shared between the first and top floor apartments. The private entrance to the first floor flat on the left hand side.

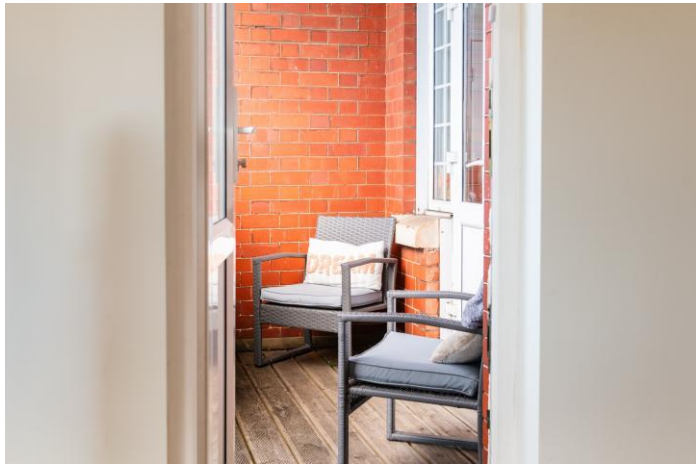
ENTRANCE HALLWAY: high ceilings with partial ceiling coving, tiled flooring, door entry intercom system, wall mounted thermostat control for the central heating. Doors leading off to the open plan kitchen/dining/living area, 2 double bedrooms and the bathroom/wc. Further door accesses a useful recessed cloaks storage cupboard, perfect for coats and shoes.

OPEN PLAN KITCHEN/DINING/LIVING AREA: (**24'3" x 14'4"**) (**7.38m x 4.38m**) a lovely light filled living space with wide bow bay to front comprising four double glazed windows offering a wonderful elevated outlook across rooftops of Redland and Clifton, towards the Dundry Hills in the distance. Further double glazed window to side and double glazed doors accessing the south facing balcony. The living/dining area flows through into the kitchen, sectioned with a raised breakfast bar. The kitchen comprises a range of base level units with stainless steel fronts, Corian worktop and inset 1 ½ bowl sink, integrated induction hob with glass splashback and chimney hood, Bosch electric oven, further plumbing and appliance space for washing machine and fridge/freezer. The overall space is flooded with natural light, has some built-in shelving, a contemporary upright radiator, tiled flooring in the kitchen area and carpeting in the living space.

BEDROOM 1: (rear) (**14'11" x 12'6"**) (**4.55m x 3.81m**) a good sized principal double bedroom with two double glazed windows to side looking out onto Canowie Road, a quiet side street. High ceilings with ceiling coving and a radiator.

BEDROOM 2: (front) (**13'11" x 9'8"**) (**4.23m x 2.94m**) a double bedroom with high ceilings, ceiling coving, period cast iron fireplace, door accessing a shallow recessed storage cupboard with built-in shelving, radiator. French doors with double glazed windows beside and over accessing the south facing balcony (also accessed off the living area) offering a sunny outdoor seating area and wonderful views towards Dundry.











BATHROOM/WC: a white suite comprising a curved ended shower bath with system fed shower over and curved glass shower screen, low level wc, pedestal wash basin, heated towel rail, glazed windows to side, part tiled walls and tiled floor. Corner cupboard, housing the Vaillant gas central heating boiler.

OUTSIDE

COMMUNAL REAR GARDEN: there is an area of garden space to the rear of the building providing a shared outdoor space for three apartments.

IMPORTANT REMARKS

ESTATE AGENTS ACT NOTICE: in accordance with the Estate Agents Act we are required to inform you that this property is owned by a relative of one of the Directors of Richard Harding Estate Agents Limited.

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 1991. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: there are three flats in the building and the owners split any repairs and maintenance three ways; with no monthly service charge. This information should be checked by your legal adviser.

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

PLEASE NOTE:

1. **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.
2. **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:

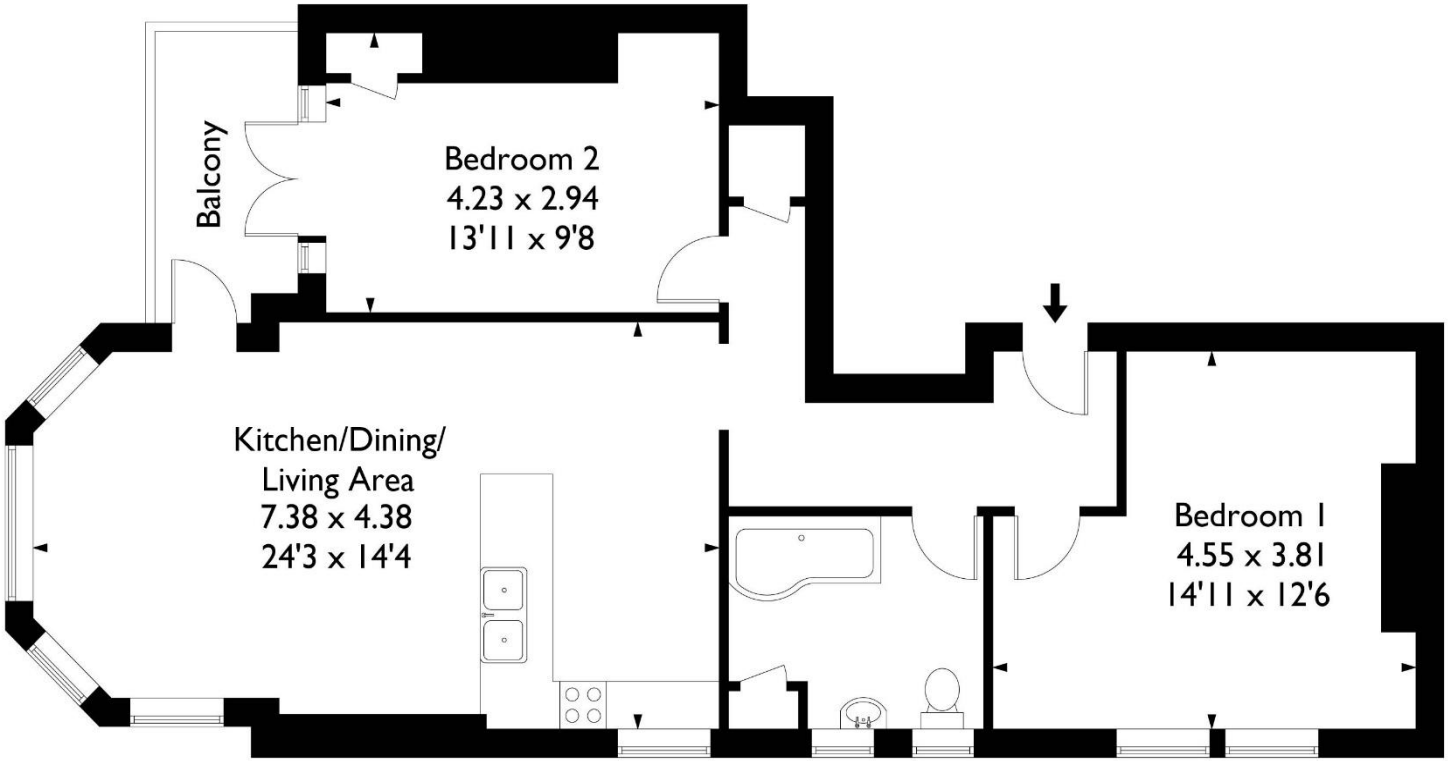
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

Redland Road, Redland, Bristol BS6 6YQ

Approximate Gross Internal Area 71.8 sq m / 772.4 sq ft



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



This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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