



Hall Floor Flat, 21 Burlington Road
Guide Price £315,000

RICHARD
HARDING

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Redland, Bristol, BS6 6TJ

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A superior one bedroom hall floor apartment forming part of an incredibly attractive Grade II listed period building on one of Redland's most highly sought after roads, being located within a stone's throw of the many amenities of Whiteladies Road.

Key Features

- Well arranged with a generous sitting room, double bedroom and separate kitchen with high ceilings and plenty of period detailing throughout.
- Positioned within an elegant Grade II listed early Victorian town house and enjoying communal gardens for all residents, the building enjoys a share of freehold and a well-run management company. The apartment also has the benefit of owner occupier neighbours above and below.
- Incredibly convenient and highly desirable road on the Redland/Clifton borders with Whiteladies Road on its doorstep allowing for daily ease and convenience, whether that be enjoying a coffee at one of the independent local cafes, the Saturday Farmers' Market or an evening meal at one of the many eateries on offer. Clifton Down train station is also within striking distance, as is the open space of Durdham Downs.
- **Accommodation:** entrance hallway with loft storage, beautiful sitting room with large sash windows and original working shutters, double bedroom with generous fitted storage and floor to ceiling sash windows with original working shutters, separate kitchen and bathroom/wc.
- A classic and well-proportioned city apartment enjoying an incredibly convenient location, making for a perfect first home or pied a terre, and to be sold with no onward chain enabling a prompt and straightforward move.



ACCOMMODATION

APPROACH: paved pathway leads via communal front garden comprising lawned area with shrubbery towards the impressive façade of the building and communal entrance. Communal hallway with stairs rising to the upper floors. Door on the left hand side leads to the entrance to the hall floor flat.

ENTRANCE HALLWAY: a welcoming entrance hallway with ceiling downlighters, traditional skirting boards, radiator, sisal carpets and a hatch to loft storage area. Doors radiating to:-

SITTING ROOM: (15'0" x 13'8") (4.58m x 4.16m) a wonderfully bright and spacious room with tall ceilings providing a fabulous sense of space, ornate ceiling cornicing and central ceiling rose with light point, pair of multi-paned sash windows both with original working shutters and ornate original Victorian awnings over. Central period style fireplace with limestone surround and cast iron gas insert with slate hearth. Traditional skirting boards and a radiator.

KITCHEN: (11'4" x 6'8") (3.46m x 2.02m) a separate kitchen with multi-paned sash window overlooking the rear elevation. Range of base units with laminate working surfaces over, single oven with electric hob over. Space for undercounter fridge, washing machine and dishwasher. Inset sink with mixer tap over. Vaillant combi boiler. An array of wall mounted shelving and tiled splashbacks. Central ceiling light point, radiator, traditional skirting boards and laminate flooring.

BEDROOM: (13'2" x 11'8") (4.01m x 3.55m) a double bedroom with generous ceiling heights, ornate ceiling cornicing and central ceiling rose with ceiling light point. Trio of full height multi-paned sash windows with original working shutters, spacious built-in wardrobe with hanging space, and room for chest of drawers with additional storage over. Sisal carpets and a radiator.





BATHROOM/WC: smartly presented bathroom comprising white suite with half tiled walls and tiled flooring, bath with shower enclosure over and full height tiled walls and mixer taps, low level wc with concealed cistern, single bowl ceramic sink with mixer tap, handy shelving with storage space beneath.

OUTSIDE

COMUNAL FRONT GARDEN: communal lawned front garden for the use and enjoyment of the residents of the building.

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 1000 year lease from 1 June 1985. We understand that this property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the bi-annual service charge is £600. 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.

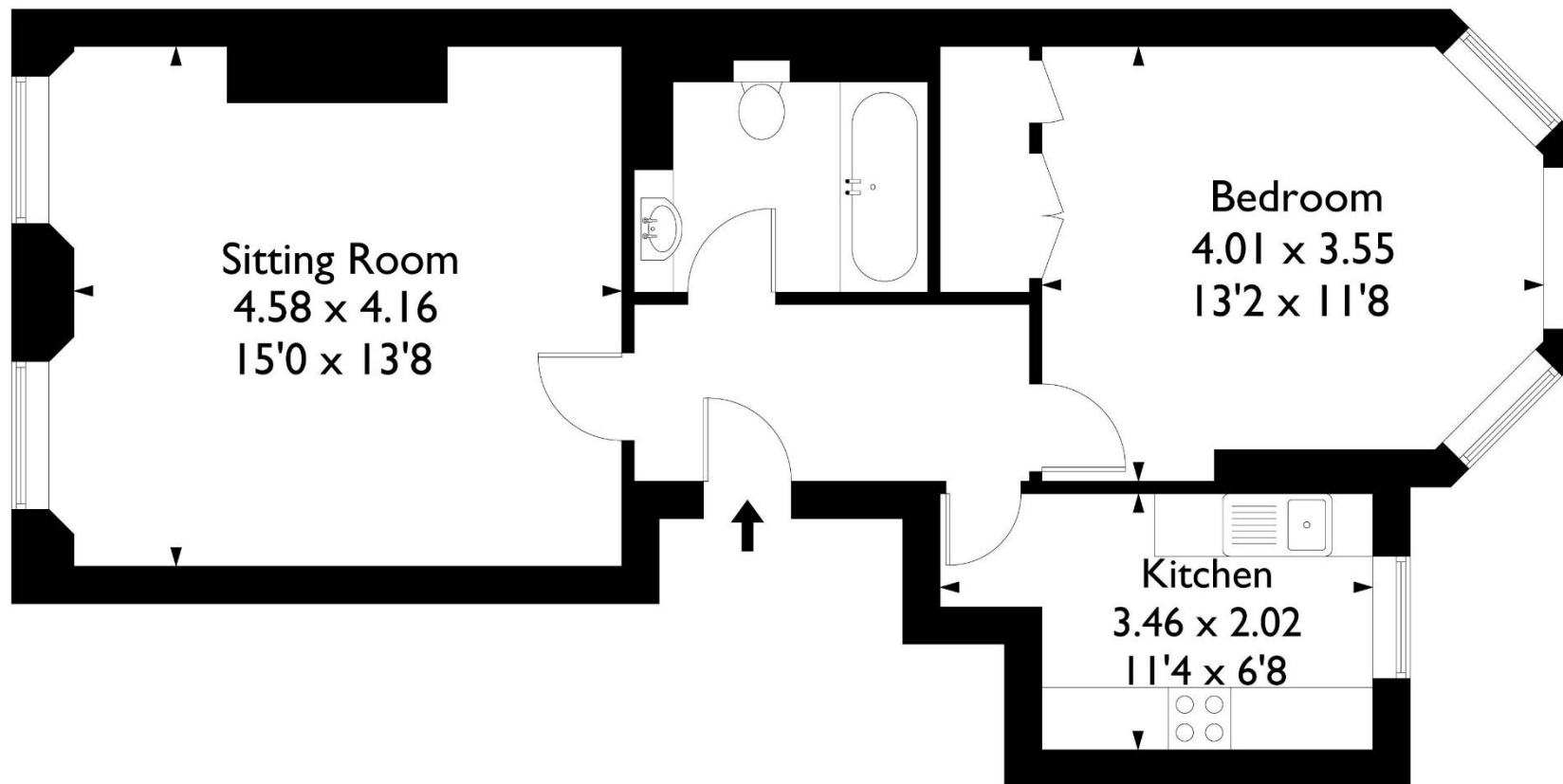


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

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

Burlington Road, Redland, Bristol BS6 6TJ

Approximate Gross Internal Area 50.10 sq m / 539.50 sq ft



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.