



First Floor Flat, 211 Redland Road  
Guide Price £535,000

RICHARD  
HARDING



# First Floor Flat, 211 Redland Road

Redland, Bristol, BS6 6YT

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An impressive 2/3 bedroom, 2 bath/shower room, first floor apartment of circa 1,320 sq. ft., set within an attractive Victorian period building with high ceilings, double glazing, bay fronted kitchen/dining/sitting room plus off street parking space.

## Key Features

- Offering generous 1,320 sq. ft. of accommodation with high ceilings, tall double glazed sash windows and a Juliet balcony.
- Semi open-plan and dual aspect sitting/dining/kitchen that features a stylish and well-appointed kitchen comprising sleek gloss base and eye level units, roll edged granite worktops and an array of integral appliances including range cooker.
- Quality family bath/shower room suite with bath plus walk-in style shower, the en-suite shower room is finished to a similar high standard.
- Characterful features including period feature fireplaces, tall moulded skirtings, picture rails, simple moulded cornicing and Victorian style radiators.
- Favoured location: within 780 metres of Redland Green School and within 250 metres of Westbury Park Primary School, near Redland Green Park and 400 acres of open space found on the Downs just a moments' walk away, convenient for Whiteladies Road, the city centre and Clifton Village.
- **Accommodation:** entrance hall, semi open-plan sitting/dining/kitchen (31'7 x 16'7 decreasing to 11'2), three double bedrooms (1 with en-suite shower room & walk-in wardrobe), family bath/shower room.
- **Outside:** allocated off-street parking for one car.
- An elegant first floor apartment of particularly grand proportions in a prestigious and highly prized location with the rare benefit of off-street parking.





## **ACCOMMODATION**

**APPROACH:** from the pavement, impressive gate pillars with pathway running alongside the building to the communal front entrance door. Solid six-panelled wooden door with brass door furniture and fanlight, opening to:-

**COMMUNAL VESTIBULE:** high sloping ceiling, moulded skirtings, tessellated tiled flooring. Part glazed wooden door with side panels and overlights, opening to:-

**COMMUNAL RECEPTION HALL:** a continuation of the tessellated tiled flooring, tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point. Ornate ceiling arch with turning staircase ascending to the first floor. Private four-panelled door with moulded architraves, opening to:-

**ENTRANCE HALLWAY:** some 20'10"/6.35m; a welcoming entrance to this spacious apartment, having tall moulded skirtings, picture rail, partial simple moulded cornicing, two ceiling light points, Victorian style radiator. Wall mounted telecom entry system. Useful storage cupboard with ceiling light point, shelving and space for tumble dryer. Tv cabling points. Four-panelled doors with moulded architraves and brushed steel door furniture, opening to:-

**SEMI OPEN-PLAN SITTING/DINING/KITCHEN:** loosely divided as follows:-

**Sitting/Dining Room: (21'2" x 16'8") (6.46m x 5.07m)** having a wide bay window to the front elevation comprising five tall double glazed sash windows with plantation shutters, which enjoys a pleasant street scene and with the Downs visible to one side. Central period fireplace, slate hearth, cast iron surround with decorative tiled slips and ornately carved white painted wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point, Victorian style radiator. Open walkway through to:-

**Kitchen: (11'3" x 9'11") (3.44m x 3.01m)** stylish kitchen with soft closing sleek gloss base and eye level units with a combination of drawers, cabinets and glazed display cabinets. Roll edged black granite worktops, splashback tiling, LED pelmet lighting and an undermount central sink with indented draining board and chrome mixer tap. Integral appliances including Bosch washing machine and dishwasher, Smeg range cooker, extractor fan, wine cooler and space for tall fridge/freezer. Tiled flooring, corner carousel cabinet, two double glazed sash windows to the side elevation, inset ceiling downlights.

**BEDROOM 1/RECEPTION ROOM: (11'3" x 9'11") (3.44m x 3.01m)** a pair of tall double glazed sash windows to the front elevation with plantation shutters, ornate cast iron fireplace, recesses to either side of the chimney breast (one with shelving), tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point, tv point, Victorian style radiator.

**BEDROOM 2: (18'2" x 12'9") (5.53m x 3.89m)** steps down from the entrance hall. Double glazed double doors opening onto balcony, tall moulded skirtings, picture rail, ceiling light point, Victorian style radiator, four-panelled doors with moulded architraves and brushed steel door furniture, opening to:-

**Walk-In Wardrobe: (5'8" x 2'11") (1.73m x 0.89m)** tall moulded skirtings, two hanging rails, useful understairs storage cupboard, ceiling light point.

**En-Suite Shower Room/WC: (8'6" x 2'11") (2.59m x 0.89m)** low level dual flush wc. Wall mounted wash hand basin with mixer tap, splashback tiling and full height wall mounted mirror. Large shower cubicle with folding glass door, fully tiled surround, wall mounted shower unit with overhead shower and handheld shower attachment. Tiled flooring, heated towel rail/radiator, obscure double glazed window to the rear elevation, shaver point, inset ceiling downlights.

**BEDROOM 3: (17'3" x 11'9") (5.25m x 3.59m)** three tall double glazed sash windows to the rear elevation, tall moulded skirtings, picture rail, simple moulded cornicing, Victorian style radiator, ceiling light point. Built-in wardrobes with four sliding doors, hanging rail and wall mounted Worcester Bosch gas fired combination boiler.

**FAMILY BATH/SHOWER ROOM/WC: (11'11" x 5'10") (3.61m x 1.78m)** a modern white four piece suite comprising: low level dual flush wc; wall mounted wash hand basin with mixer tap and splashback tiling; contemporary bath with wall mounted mixer tap; walk-in style shower with glass screen, low level shower tray, built-in shower unit, overhead shower and handheld shower attachment. Tiled flooring, majority tiled walls, heated towel rail/radiator, tall wall mounted mirror, shaver point, extractor fan, simple moulded cornicing, inset ceiling downlights.



## **OUTSIDE**

**OFF-STREET PARKING:** situated in front of the building there is a brick paved driveway which offers off-street parking for three cars, the central parking space belongs to the apartment.

## **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 January 1985. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £150. Please note that the management company have been in recent discussions to increase this to £200 per month, but nothing has formally been agreed. This information should be checked by your legal adviser.

**STRUCTURAL INSPECTION:** a recent structural inspection identified movement and cracking to the rear kitchen extension of the Garden Flat, including signs of water ingress and some damp in adjoining rooms. Cracking was also noted in the communal stairwell and boundary wall. Further investigation, drainage checks, and remedial works are recommended, and this is currently with the management company and the insurance company.

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

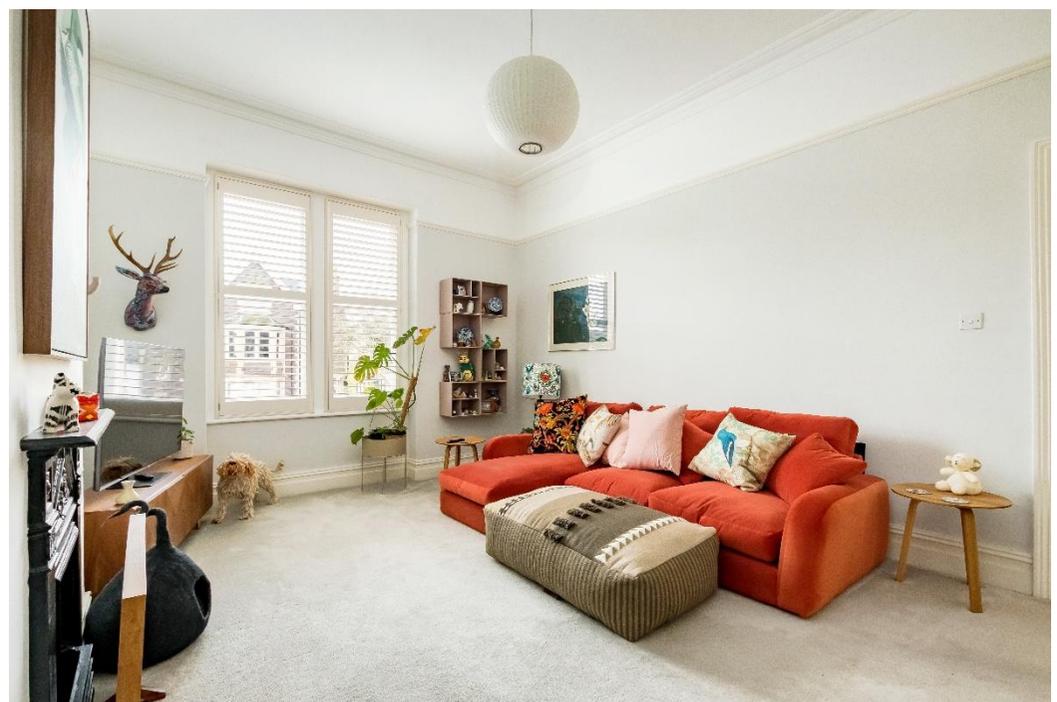
### **PLEASE NOTE:**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

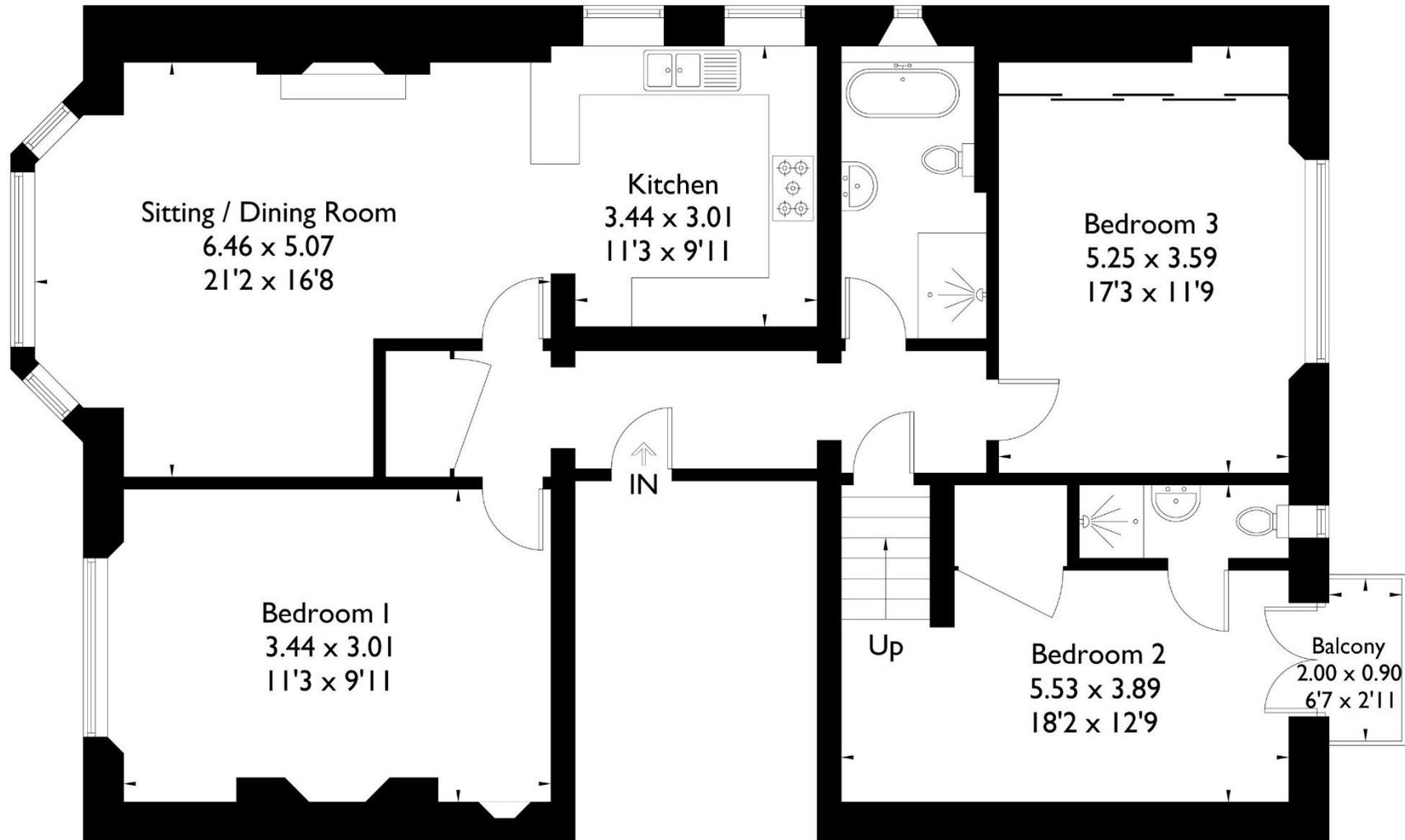
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





# First Floor Flat, Redland Road, Redland, Bristol BS6 6YT

Approximate Gross Internal Area  
122.6 sq m / 1320 sq ft



Job Ref: 204615

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.