



Hall Floor Flat, Flat 3, 70 Hampton Park
Guide Price £325,000

RICHARD
HARDING

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Redland, Bristol, BS6 6LJ

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A 2 bedroom bay fronted Victorian hall floor balcony apartment on Hampton Park with front garden and no onward chain.

Key Features

- One of five flats within a beautiful converted 1870s Victorian villa which was externally refurbished in 2017.
- One of only two apartments on Hampton Park to have a rear-facing balcony and enjoys sole use of the private front garden.
- Moments' walk from Bristol's highly regarded shopping and restaurant areas, including Whiteladies Road, Chandos Road and Cotham Hill, which was pedestrianised in 2020.
- Situated within the CN Residents' Parking Scheme and the Whiteladies Road Conservation Area.
- The apartment benefits from a 999 year lease and is sold with no onward chain.

ACCOMMODATION

APPROACH: the property is approached via a shared pathway leading to a short flight of steps rising to the communal entrance with intercom serving the upper flats, whilst the lower flats are accessed via a side entrance. A Victorian style wooden entrance door with brass furniture opens to:-

COMMUNAL HALLWAY: rounded arch stained glass window to the side elevation providing natural light, lockable meter cupboard and a staircase rising to the upper floors. The private entrance to Flat 3 is located at this level.

HALLWAY: an L-shaped central hallway with high ceilings, intercom entry phone, radiator and doors leading to all principal rooms.

Understairs Storage Cupboard: a useful understairs storage cupboard

Utilities Cupboard: space and plumbing for a washing machine, wall-mounted enclosed consumer unit and useful additional storage.

SITTING ROOM: (14'11" x 12'6") (4.55m x 3.82m) high ceilings continue throughout. Wide-angled wood framed sash windows to the front elevation overlooking pleasant street scene views, complete with working folding shutters. Attractive cast iron fireplace with wooden surround and granite hearth, Virgin Media and telephone connections, radiator. Opening through to:

KITCHEN: (8'11" x 5'4") (2.72m x 1.63m) open plan to the sitting room via a rounded archway. Fitted with a range of eye-level and base units with roll-edged work surfaces and checkerboard tiled splashbacks. 4 ring gas hob with electric oven beneath, stainless steel sink and drainer with mixer tap, under-counter storage units, space for a full-height fridge/freezer and extractor hood above.

BEDROOM 1: (11'7" x 9'10") (3.52m x 2.99m) double glazed door with side panel windows overlooking the rear elevation and providing access onto the balcony. High ceilings and radiator.

Balcony: (8'5" x 3'9") (2.60m x 1.20m) a north-east facing balcony enjoying attractive views across Redland and Cotham. Cast iron balustrade, outside lighting and ample space for freestanding seating and potted plants, together with freestanding Ikea grass tiles.

BEDROOM 2: (8'9" x 8'7") (2.67m x 2.62m) double glazed window overlooking the rear elevation, high ceilings continue, radiator, built-in cupboard housing the Ideal Logic Combi C24 boiler.

BATHROOM/WC: high ceilings, tiled flooring, radiator, close-coupled WC, pedestal wash hand basin with tiled splashback, panelled bath with tiled surround and mixer tap with shower attachment, extractor fan.





OUTSIDE

FRONT GARDEN: A south westerly facing front garden, which was landscaped by the current owners with bushes and gravelled areas.

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 a leasehold for the remainder of a 999-year lease from 6 May 2003, with a ground rent of £25 per annum. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1915.84, indicative of £160 per month. This information should be checked by your legal adviser.

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

PLEASE NOTE:

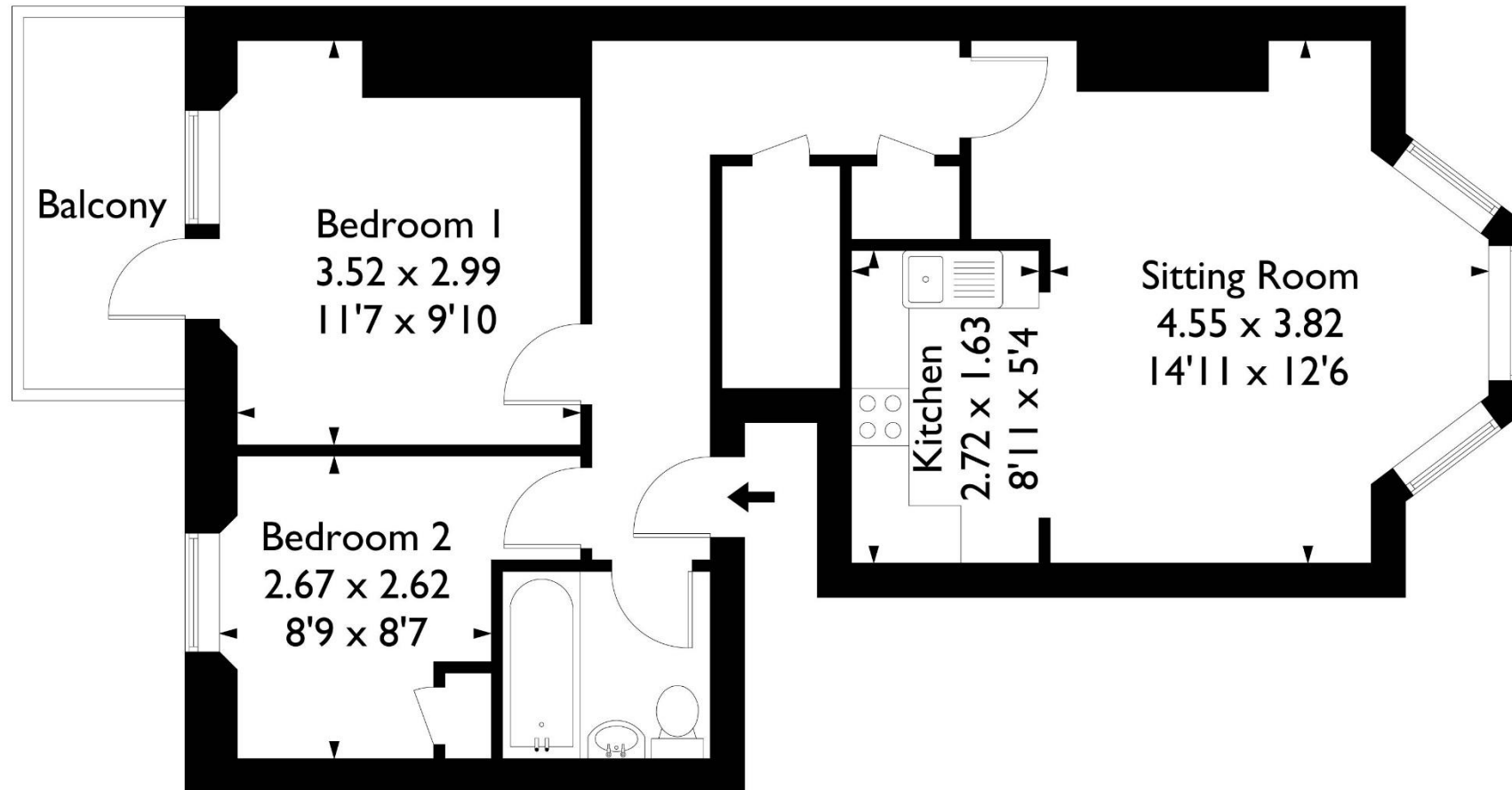
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		
39-54	E	66 D	73 C
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.

Hampton Park, Redland, Bristol BS6 6LJ

Approximate Gross Internal Area 53.7 sq m / 578.2 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.