



Garden Flat, 3 Warwick Road

Guide Price £500,000

RICHARD  
HARDING







# Garden Flat, 3 Warwick Road

Redland, Bristol, BS6 6HE

RICHARD  
HARDING

A beautifully presented 2 double bedroom, 2 bath/shower room, garden apartment which has been renovated by the current owner. Tucked away on tranquil Warwick Road yet immediately convenient for Whiteladies Road and Cotham Hill, this impressive property offers a private entrance, private west facing garden with open aspect and is set within an attractive Victorian building.

## Key Features

- A stylish and beautifully presented garden apartment which has been renovated by the current owner
- 2 double bedrooms (one with en-suite shower)
- Open plan kitchen/living/dining room
- Gorgeous west facing garden with well stocked borders
- Private entrance
- Superb Redland location close to Cotham Hill & Whiteladies Road





## ACCOMMODATION

**APPROACH:** from the pavement via stone pillars, a pathway leads to the right and staircase descends to the front courtyard. Cupboards housing gas meters. Wood panelled door with glass insert opens to:-

**ENTRANCE HALLWAY:** tall moulded skirtings, inset ceiling spotlights, the hallway leads through to the flat's inner hall and a door to the right opens to bedroom 1.

**INNER HALL:** a wonderful space with tall moulded skirtings, inset ceiling spotlights, radiator and fuse box. Doors radiating to bedroom 2, living room/dining room/kitchen and bathroom/wc. Wood panelled door opens to large storage cupboard measuring 4ft x 4ft with light and electrical sockets.

**KITCHEN/LIVING/DINING ROOM:** (overall measurement **21'2" x 11'8"**) (**6.45m x 3.55m**) an open plan space, measured and described separately as follows:-

**Living/Dining Space:** (**12'5" x 11'8"**) (**3.86m x 3.55m**) ample space for sofas and dining furniture, tall moulded skirtings, inset ceiling spotlights, exposed floorboards and a radiator. Opening to:-

**Kitchen:** (**11'8" x 10'2"** max) (**3.55m x 3.10m**) a beautiful space with a range of wall, base and drawer units with quartz square edged worksurface over and inset Belfast sink with swan neck mixer tap and boiling tap over, inset 4 ring Smeg gas hob with Zanussi cooker hood over, waist height Neff oven with grill. Space for freestanding fridge/freezer. Part tiled walls, tall moulded skirtings, inset ceiling spotlights, exposed wooden floorboards, two large Velux windows with fitted blinds, two double glazed windows overlooking the rear garden with a westerly aspect. Wooden door with double glazed glass insert opening to the rear garden.

**BEDROOM 1:** (**15'3" x 12'9"** into bay window) (**4.64m x 3.89m**) a wonderful double bedroom with three double glazed sash windows into bay, tall moulded skirtings, inset ceiling spotlights, radiator, two wall light points above the bed space and tastefully designed fitted wardrobes. Double doors open to:-

**En-Suite Shower Room/WC:** a lovely white suite comprising low level wc, sink with mixer tap inset to vanity unit with two large drawers below and mirrored medicine cabinet above, large shower cubicle with rainfall shower head over and wall mounted shower head also, tiled enclosure, sliding glass door, tiled flooring, extractor fan, inset ceiling spotlights and a mains fed towel radiator.

**BEDROOM 2:** (**18'1"** max x **11'8"**) (**5.51m x 3.55m**) a large second bedroom with a gorgeous westerly aspect towards the private rear garden. Tall moulded skirting boards, inset ceiling spotlights, plenty of space for double bed and bedroom furniture, radiator, double glazed upvc windows to rear elevation.

**BATHROOM/WC:** white suite comprising low level wc, pedestal wash hand basin with mixer tap, white panelled bath with mains fed shower over, swan neck mixer tap, sliding glass shower screen and tiled enclosure. Tiled flooring, part tiled walls, inset ceiling spotlights, extractor fan and mains fed towel radiator. There is also an incredibly useful storage cupboard currently housing a tumble dryer with shelving above.

## OUTSIDE

**REAR GARDEN:** accessed directly from the kitchen is a wonderfully private and tranquil westerly facing rear garden with secure boundary walls and fencing. Directly upon entering the garden from the kitchen is a lovely patio with outdoor water tap and electrics nearby. Steps ascend to the rest of the garden which is mainly laid to lawn with plant borders with mature shrubs and trees. To the rear corner, the current owners have built a barbecue area which is perfect for hosting and gatherings with friends and family.





## 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 1983. 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 £50. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 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



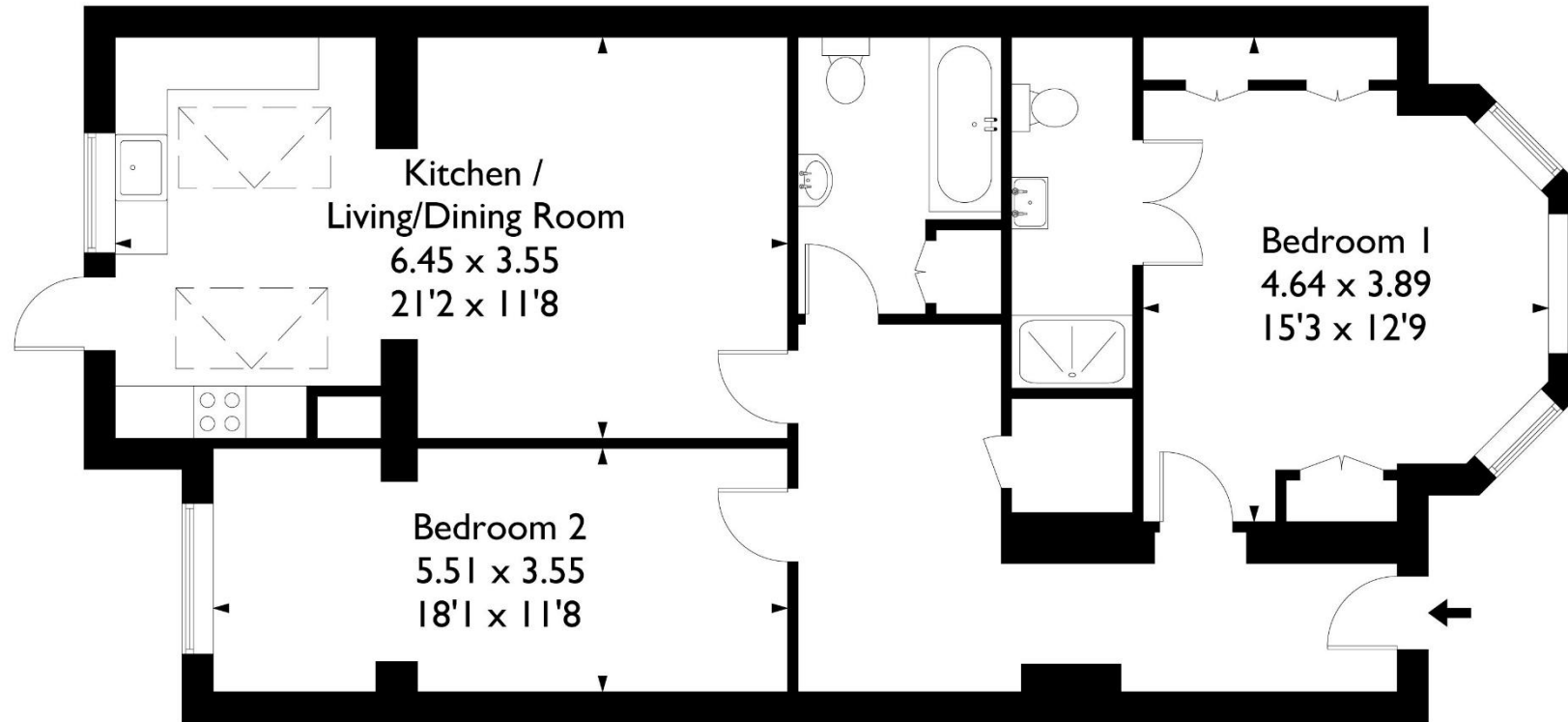






# Warwick Road, Redland, Bristol BS6 6HE

Approximate Gross Internal Area 79.30 sq m / 853.10 sq ft



Ground Floor

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.