



First Floor Flat, 76 Hampton Park

Guide Price £325,000

RICHARD  
HARDING

# First Floor Flat, 76 Hampton Park

Redland, Bristol, BS6 6LJ

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A well-presented 2 double bedroom first floor apartment, providing triple aspect, separate kitchen and offered with no onward chain.

## Key Features

- One of 4 flats within a beautiful converted 1870's Victorian Villa.
- The building has been refurbished during the vendor's ownership with recent works including render repair, stonemasonry cleaning and communal electrics upgrade.
- Situated within the CN resident's parking scheme and the Whiteladies conservation area.
- A moments' walk from some of Bristol's highly regarded shopping and restaurant areas including Whiteladies Road and Cotham Hill which was pedestrianised in 2020.
- Internally managed and benefiting from a share of freehold and the remainder of a 999 year lease.
- No onward chain.

## ACCOMMODATION

**APPROACH:** the property is approached through a communal entrance gate with access to communal entrance door under a storm porch, which provides access to three of the four flats within the building. Communal door opens into:-

**COMMUNAL HALLWAY:** communal entrance hallway with stairs rising to upper floors. The door to the property is accessed at first floor level. Private door opens to:-

**HALLWAY:** L-shaped hallway with high ceilings running through the centre of the flat, intercom entry phone and internal windows to bathroom.

**Utility/Boiler Cupboard:** double doors open to utility cupboard with shelving housing a Vaillant gas fired combi-boiler, wall mounted metal enclosed electrical consumer unit and space and plumbing for freestanding washing machine.

**SITTING ROOM:** (14'9" x 14'1") (4.51m x 4.30m) wood framed sash windows to front elevation with pleasant street scene views, high ceilings with decorative ceiling mouldings, fireplace with cast iron insert fire, stone hearth and wooden surround and mantle. Radiator and virgin media connections.

Cupboard: double doors open to a walk-in storage cupboard of similar size to the utility cupboard in the hallway with wood slatted shelving.

**KITCHEN:** (11'1" x 5'4") (3.37m x 1.63m) wood framed sash window to side elevation with pleasant street scene views, high ceilings continue, three separate sections of worksurface with eye and floor level units, roll edged wood effect worksurfaces with tiled splashback, integrated 4-ring gas hob with electric oven below and extractor hood over. Undercounter fridge and separate undercounter freezer and integrated 1 1/3 stainless steel sink with mixer tap and drained below display shelf. **Note: the wall between the kitchen and sitting room is unlikely to be load bearing as this has been opened up in other flats above. This would require management company consent as a minimum.**

**BEDROOM 1:** (15'0" x 9'1") (4.58m x 2.78m) wood framed sash window to rear elevation with pleasant views looking down Chandos Road, high ceilings continue with ceiling mouldings, radiator and double doors through to:-





**Storage Cupboard:** double doors on the opposing side of the flat to the matching cupboard in the sitting room opens to a walk-in wardrobe with clothes rail and shelving.

**BEDROOM 2: (11'9" x 9'10") (3.57m x 2.99m)** wood framed sash window to rear elevation looking directly down Chandos Road. High ceilings, ceiling mouldings, radiator, cupboard providing a small storage space in the void above the bathroom.

**BATHROOM/WC:** wood framed sash window to side elevation with pleasant street scene views above an acrylic bath with mixer tap and shower attachment. Partially tiled walls, close coupled wc, pedestal hand basin with mixer tap, mirrored medicine cabinet, tiled flooring, heated towel rail and wall mounted extractor fan.

### 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 1982 the property further benefits from the share of freehold and no ground rent is therefore payable. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

#### PLEASE NOTE:

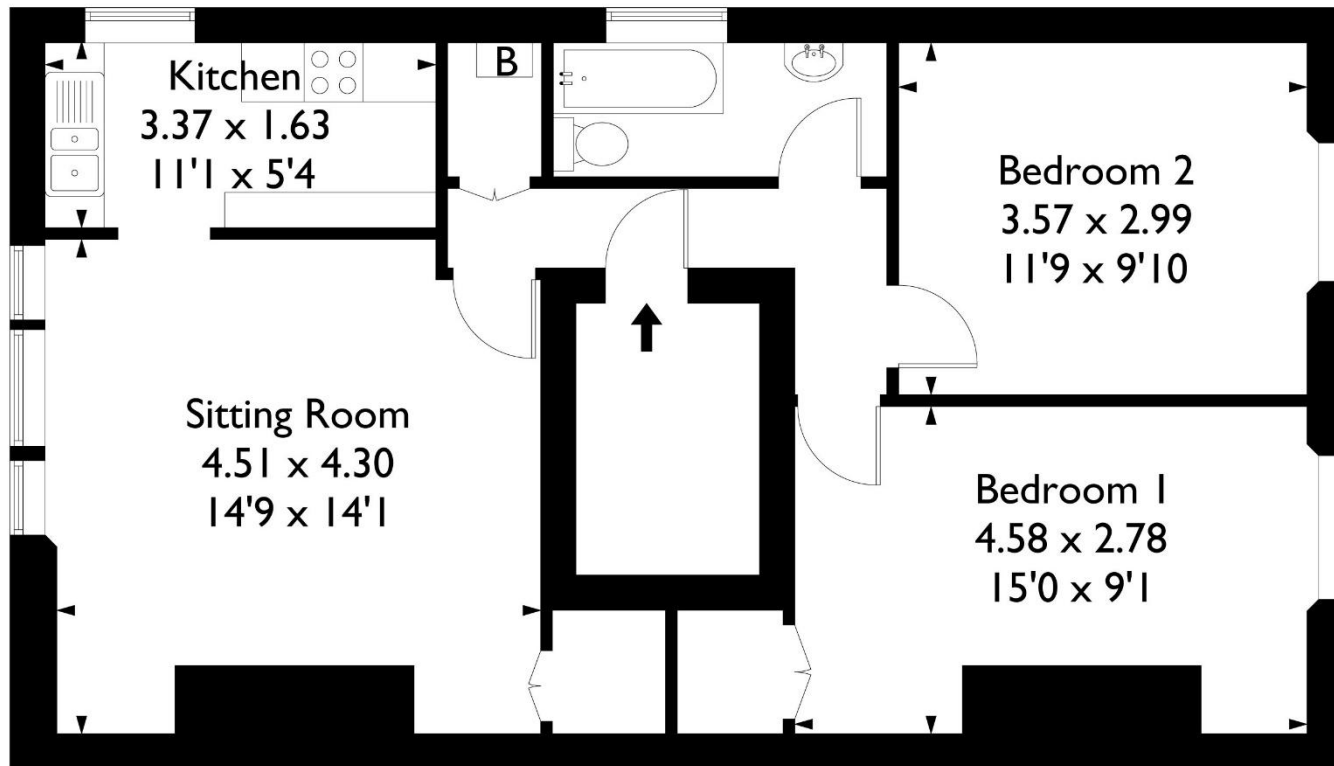
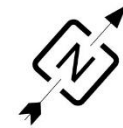
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	62 D	74 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.

# Hampton Park, Redland, Bristol BS6 6LJ

Approximate Gross Internal Area 59.3 sq m / 637.8 sq ft



## First 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.