



First Floor Flat, 6 Belvedere Road  
Guide Price £480,000

RICHARD  
HARDING

# First Floor Flat, 6 Belvedere Road

Redland, Bristol, BS6 7JG

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A beautifully appointed 2 double bedroom, 2 bath (1 bath, 1 shower) first floor apartment, set within an impressive Edwardian semi-detached building along a tree-lined road close to Durdham Downs and offered with no onward chain.

## Key Features

- Situated high up in leafy Redland on a peaceful road within just 200m of Durdham Downs and within easy reach of Blackboy Hill/Whiteladies Road and the local shops of both Coldharbour Road and North View in Westbury Park. Handy for bus connections to all central areas.
- Situated in the Downs conservation area.
- A stylish apartment comprehensively refurbished by the present owner with a high specification throughout.
- Benefitting from a Share of Freehold.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** the property is approached over shared communal front pathway, pass a bin storage area up to multi panelled wooden communal entrance door, up a step into the communal entrance into a box porch side communal entrance.

**BOX PORCH:** decorative original tiled floor. The larger door leads to the private entrance for the hall floor flat with a second smaller door providing a communal stairwell to the upper flats. At the first floor level a private door leads into:

**CENTRAL HALLWAY:** a central hallway with wooden flooring, head height meter cupboard, mixed height ceilings and split level runs through the central core of the apartment with a vertical column radiator and understair storage cupboard with space for white goods.

**KITCHEN:** (17'8" x 12'3") (5.39m x 3.74m) a pair of wood framed sash windows to the front elevation with street scene views with column radiator below, tiled flooring throughout, high ceiling, ceiling mouldings, picture rail. Central island with quartz square edge work surface with breakfast bar, integrated Belfast sink with swan neck mixer tap and under counter units and full sized Neff dishwasher. Matching L shaped kitchen with eye and floor level units around identical work surfaces with central Neff double electric oven with 5 ring gas hob over into alcove with integrated extractor hood. Integrated fridge/freezer and integrated washing machine adjacent to cupboard housing a Worcester GREENSTAR 28Cdi compact condensing boiler. Further internal door through to:-

**SITTING ROOM:** (21'2" x 15'11") (6.45m x 4.85m) square window bay with 6 wood framed sash windows overlooking street scene views with column radiator below. Wood flooring throughout with high ceiling, ceiling mouldings, picture rail, brass fireplace with gas connection and marble hearth and BT Open Reach Virgin Media and television connection to side.

**BEDROOM 1:** (19'1" x 15'7") (5.82m x 4.75m) 4 wood framed sash windows to the rear elevation into shallow angled bay with column radiator below, high ceilings continue with ceiling mouldings, picture rail, wooden flooring and Virgin Media connection.





**BEDROOM 2: (16'5" x 13'0") (5.00m x 3.95m)** accessed from half landing on the opposing side of the flat, wood framed pair of sash windows to the rear elevation with column radiator below, high ceilings continue with ceiling mouldings, wood flooring and internal door through to:-

**Shower Room/wc:** fully tiled walls and floor, close coupled wc, corner hand basin with mixer tap, wall mounted shaving point, corner shower cubicle enclosure with mains fed shower and wall mounted extractor fan.

**BATHROOM/WC:** a pair of wood framed partially obscured sash windows to the side elevation and tiled walls to half wall height and fully tiled floor. A period style suite with double ended bath, side tap with hose attachment, hand basin with mixer tap and cabinet below, wall hung mirror, shaving point, close coupled wc, vertical column radiator, corner shower cubicle with Black Tower rainfall shower with body jets and hand drencher.

### 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 150 year lease from 3 April 2014. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £50 per month. This information should be checked by your legal adviser.

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

#### 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.

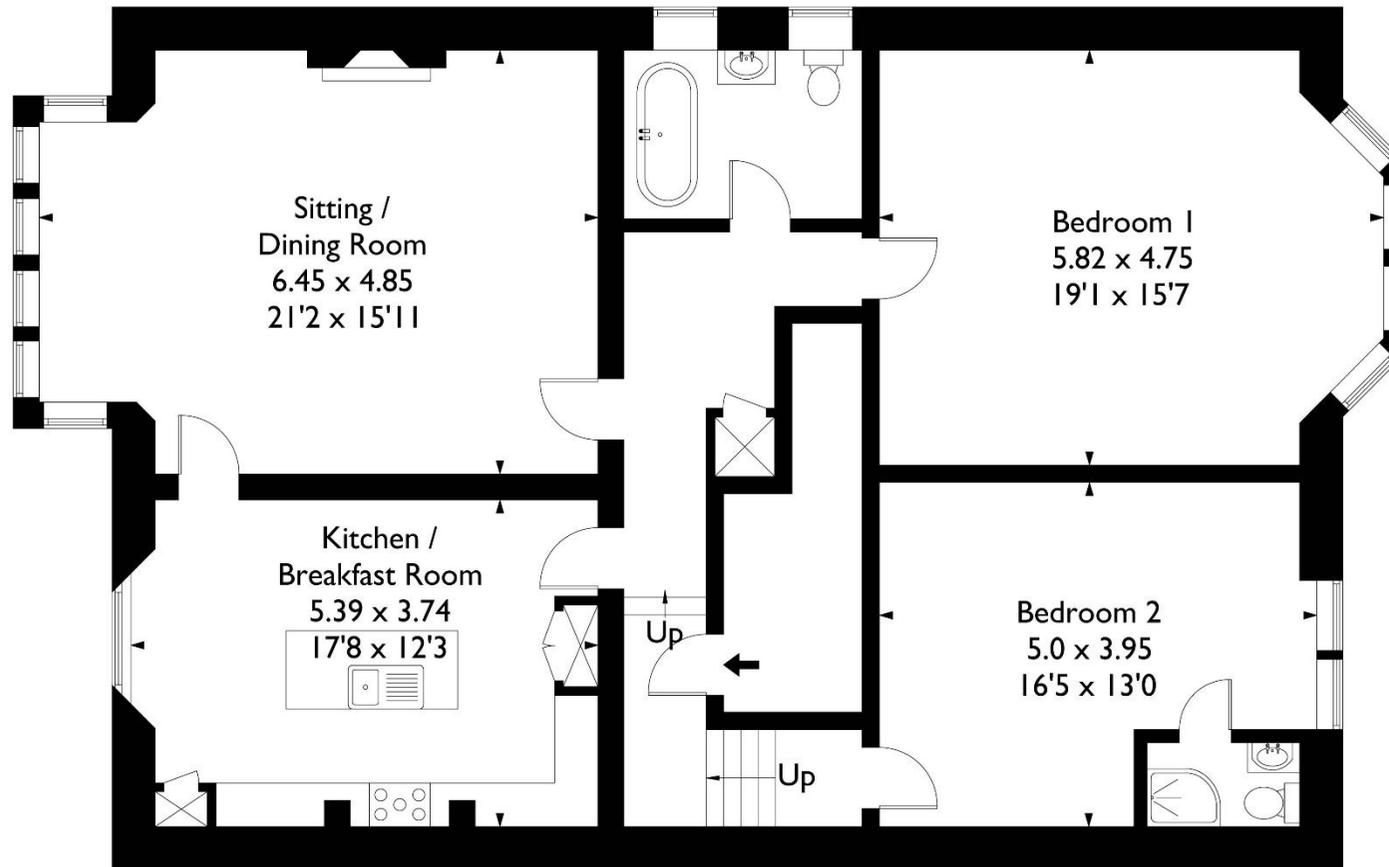


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 125.36 sq m / 1349.36 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.