



Flat 36, Westmorland House, Durdham Park
Guide Price £325,000

RICHARD
HARDING

Flat 36, Westmorland House, Durdham Park

Redland, Bristol, BS6 6XH

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A beautifully modernised and well presented 2 double bedroom purpose built apartment located on the 8th floor with spectacular views from all windows, with large through kitchen/sitting/dining room, lift access, garage and communal gardens.

Key Features

- Situated on the pleasant leafy fringes of the Downs, this apartment also offers convenient access to all amenities of Blackboy Hill/Whiteladies Road, Coldharbour Road and North View.
- **Accommodation:** entrance hallway, open plan kitchen/dining/ sitting room, bedroom 1, bedroom 2 and shower room/wc.
- A very bright and practical apartment which also enjoys a super position in an established and well managed apartment block which has been fully renovated throughout.
- Site manager works on location and is available 37.5 hours a week.
- Offered to the market with no onward chain ensuring a prompt move.
- The property enjoys expansive westerly facing level sunny lawned communal gardens for the enjoyment of the residents. To the front of the property there is a single garage with lighting, additional visitor parking, as well as being within the Redland residents parking permit zone.

ACCOMMODATION

APPROACH: footpath and forecourt area leads to the communal front entrance for Westmorland House, communal hallway leads to the lift and stair access to the 8th floor and the private entrance to this apartment is on the right hand side marked '36'.

ENTRANCE HALLWAY: via wooden front door leading into generous hallway with two ceiling light points, door entry intercom system, storage cupboard beneath housing electrical consumer unit, telephone point, skirting boards, cupboard housing hot water cylinder. Doors leading to open plan (L shaped) kitchen/dining/sitting room, bedroom 1, bedroom 2 and shower room/wc.

OPEN PLAN KITCHEN/SITTING/DINING ROOM: (overall measurement 19'10" x 19'9") (6.05m x 6.01m) described separately as follows:-

Kitchen: (11'0" x 7'1") (3.35m x 2.16m) a modern re-fitted kitchen comprising wall, base and drawer units with square edged laminate worktop over with matching upstands, tiled surrounds, inset 1 ½ bowl sink with mixer tap over. Integrated appliances including Neff oven with hob over and extractor fan above, fridge, freezer, washing machine and slimline dishwasher. Built-in recycling storage cupboards, ample storage space with separate island unit, ceiling light point, double glazed windows overlooking the front elevation with beautiful cityscape views, leading through into:-

Sitting/Dining Room: (22'2" x 12'10") a dual aspect room with cityscape views to the front and stunning open views of Durdham Downs through large double glazed windows, two electric Dimplex heaters, ample space for both settee and dining room table & chairs, three ceiling light points, skirting boards.

BEDROOM 1: (14'11" x 9'11") (4.55m x 3.01m) a double bedroom with double glazed windows overlooking the front elevation with cityscape views, built-in wardrobes, wall mounted electric heater, skirting boards and ceiling light point.





BEDROOM 2: (14'10" x 9'8") (4.53m x 2.95m) an array of double glazed windows overlooking the front elevation, wall mounted electric heater, built-in wardrobes, two ceiling light points, skirting boards.

SHOWER ROOM/WC: a re-fitted white shower room suite comprising low level wc with concealed cistern and dual flush, wall hung wash hand basin with fitted mirrored cupboards above, double shower enclosure with stainless steel shower over with glass shower screen and fully tiled surround, electric wall mounted towel radiator, ceiling light point and extractor fan.

OUTSIDE

GARAGE: (16'2" x 8'0") (4.92m x 2.44m) the property has a single garage to the front of the building. There is additional visitor parking available.

COMMUNAL GARDENS: large lawned gardens to the rear.

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 1969. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £421. 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.



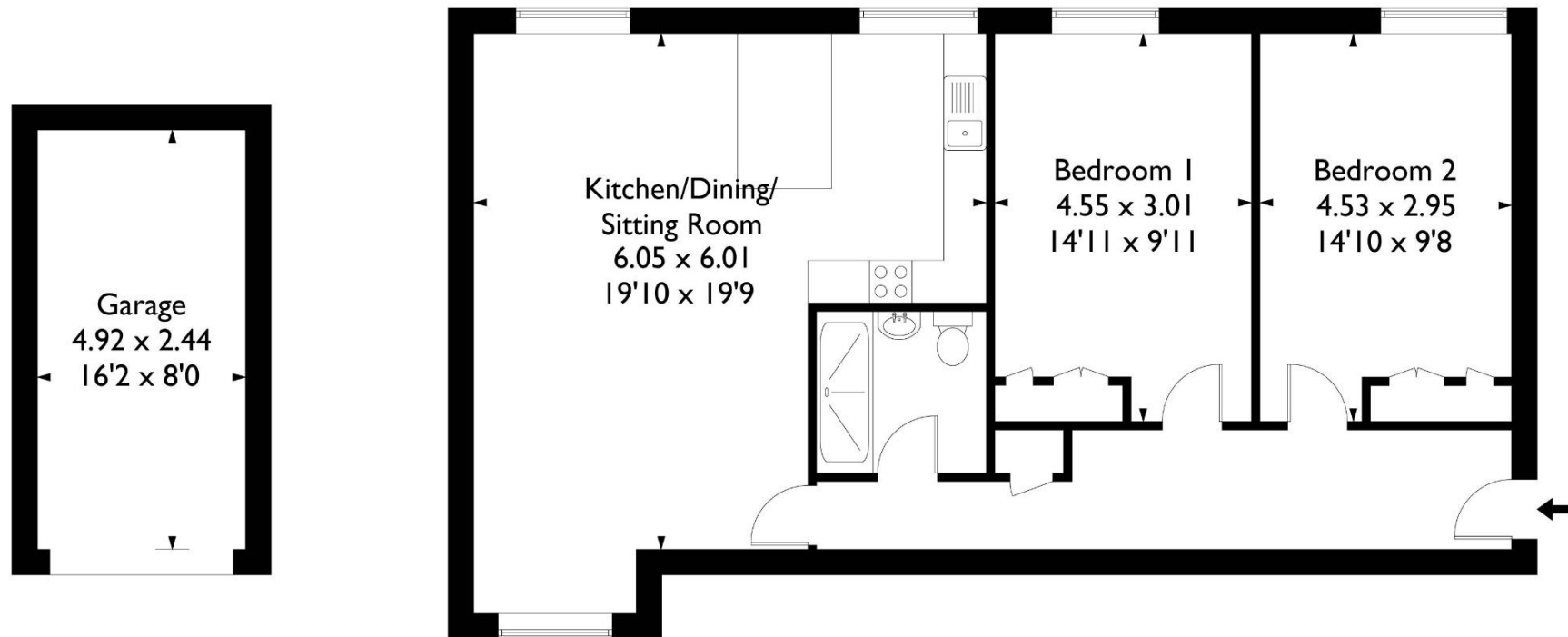
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Westmorland House, Durdham Park, Bristol BS6 6XH

Approximate Gross Internal Area 75.0 sq m / 807.40 sq ft

Garage Area 12.0 sq m / 129.20 sq ft

Total Area 87.0 sq m / 936.60 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.