

Hall Floor Garden Flat, 64 Hampton Park

Guide Price £350,000

RICHARD HARDING

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Redland, Bristol, BS6 6LJ

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A 2 bedroom hall floor apartment with south-westerly facing front garden and private off road parking to rear, forming part of an attractive converted Victorian villa and presented to a high owner occupied standard.



Key Features

- **Forming part of a beautiful converted circa 1870s Victorian villa and one of four flats within the building.**
- **Benefitting from a 999 year lease and the property has a share of its Freehold.**
- **A moments' walk from some of 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.**
- **Notable for its front south-westerly facing garden and private off street parking space to the rear accessible from Hampton Road.**
- **Double glazed wood framed sash windows throughout.**

ACCOMMODATION

APPROACH: the property is approached over a shared front pathway up to a shared communal entrance serving three of the four flats within the building. Communal door opening to:-

COMMUNAL ENTRANCE HALLWAY: L shaped communal entrance hall with staircase rising to the upper floors. Side stained glass window, dado rail, coved ceilings and lockable meter cupboards. The sole door on this level opens to:-

ENTRANCE HALLWAY: L shaped central hallway providing access throughout the apartment, high ceilings, dado rail, wall mounted thermostatic heating controls, head height electric consumer unit, radiator and floor level utility cupboard housing space and plumbing for washing machine.

KITCHEN/LIVING ROOM: (**18'9" x 15'5"**) (**5.71m x 4.71m**) measured as one, but described separately as follows:-

Sitting Room: angled bay window to front elevation overlooking its front garden and pleasant street scene views with three wood framed sash windows with working window shutters, high ceilings with ceiling mouldings, white Carrara marble fireplace surround with cast iron insert and tiled hearth, built-in cabinets and shelving to one side of the chimney breast, dado rail and radiator. Door entry Intercom. Wooden flooring continues through this level and is open plan with the adjacent kitchenette which is described separately.

Kitchenette: open plan with adjacent sitting room; tiled splashback above a square edged wooden worksurface with built-in 4 ring Neff hob and Bosch electric oven below, integrated composite sink with mixer tap and drainer, eye and floor level units, full size undercounter dishwasher, space for freestanding fridge/freezer to side, and ceiling mounted extractor fan.

BEDROOM 1: (**11'3" x 10'3"**) (**3.42m x 3.12m**) wood framed double glazed sash window with working window shutters to rear elevation with views towards Hampton Road over the parking, high ceilings, radiator and alcove with space for large wardrobe.











BEDROOM 2: (**9'6" x 7'11"**) (**2.90m x 2.41m**) wood framed double glazed sash window with working window shutters to rear elevation with views towards Hampton Road over the parking, high ceilings and a radiator.

BATHROOM/WC: high ceilings, fitted bathroom suite comprising close coupled wc, hand basin as part of a vanity unit with cupboards below, mirrored medicine cabinet over, acrylic bath with mixer tap and thermostatically controlled mixer shower with rainhead, tiled flooring, high level Vaillant EcoTEC Pro 24 combi boiler, heated towel rail and wall mounted extractor fan.

OUTSIDE

FRONT GARDEN: adjacent to the communal path; predominantly laid to lawn, providing a very pleasant south-westerly facing and bordered by mature hedging to one side and a wrought iron fence. The front garden is highly useable given the pedestrianisation of Cotham Hill reducing the traffic flow through Hampton Park.

PARKING: to the rear of the property there are four demised parking spaces which are three in a line and one separate, delineated by brick paving. There are four spaces for the four flats and these are accessible from a driveway accessed from Hampton Road.

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 1995. 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 £30 pcm. This information should be checked by your legal adviser.

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

PLEASE NOTE:

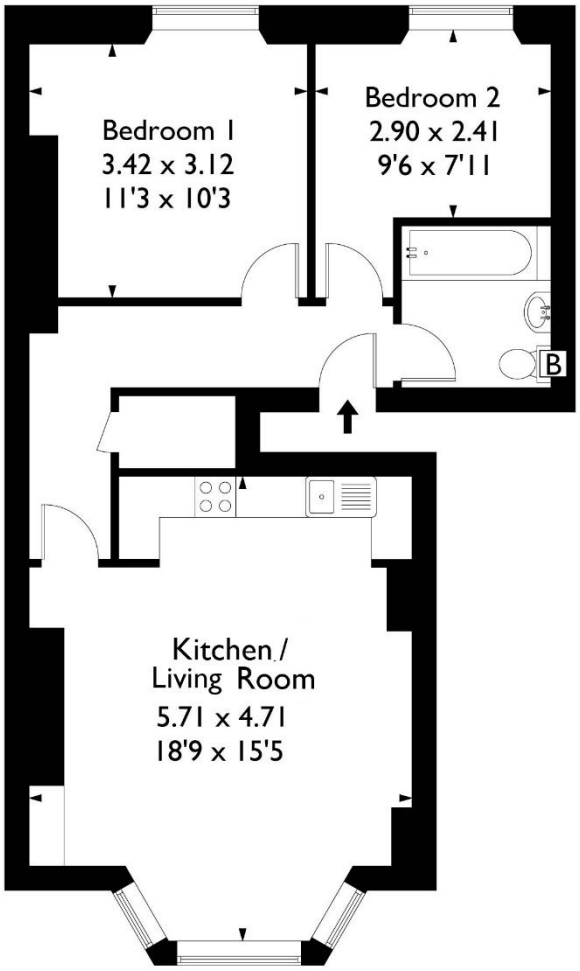
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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



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 55.10 sq m / 593.60 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.

The Property Ombudsman RICS

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