



Garamond Court, Somerset Street, Redcliffe, Bristol
Offers In Excess Of £210,000

2 bedroom flat for sale | Leasehold

The Property-

This bright and spacious two-bedroom top-floor flat offers a generous living area with space for relaxing and dining, illuminated by double-aspect windows. The master bedroom features newly fitted carpets, an electric heater, a telephone point, and a double-glazed window, while the second bedroom is also carpeted with a double-glazed window and electric heater. The modern bathroom includes a bath with an overhead shower, WC, sleek sink with mixer tap, lino flooring, an extractor fan, a shaver point, and an airing cupboard housing the hot water tank. A double-glazed window provides natural light and ventilation. The kitchen is both practical and stylish, featuring lino flooring, an electric cooker, ample cupboards and worktops, a one-bowl sink with mixer tap, and partially tiled walls. A double-glazed window, washing machine, and fridge freezer complete the space. The property further offers the convenience of permitted off-street parking for residents, a secure intercom system in the hallway, and additional storage space.

Location -

The property is located only a short walk away from not only Bristol Temple Meads but also a range of shops, bars and restaurants located in the City Centre and Bristol's vibrant floating harbour. Also, Wapping Wharf which is only a stone's throw away, has rapidly become a much-loved part of Bristol, reflecting the independent spirit for which Bristol has become famous. From sourdough pizzas to organic fruit and vegetables, and from freshly baked bread to specialist coffees, Wapping Wharf is home to a plethora of independent eateries, spanning everything from fine dining to street food.

Council Tax Band: B

Tenure: Leasehold (999 years)

Service Charge: £99.28 per month

Hall

Bedroom 1

2.82m x 3.04m (9'3 x 10'0)

Bedroom 2

2.82m x 1.98m (9'3 x 6'6)

Living room

5.85m x 3.97m (19'2 x 3'0)

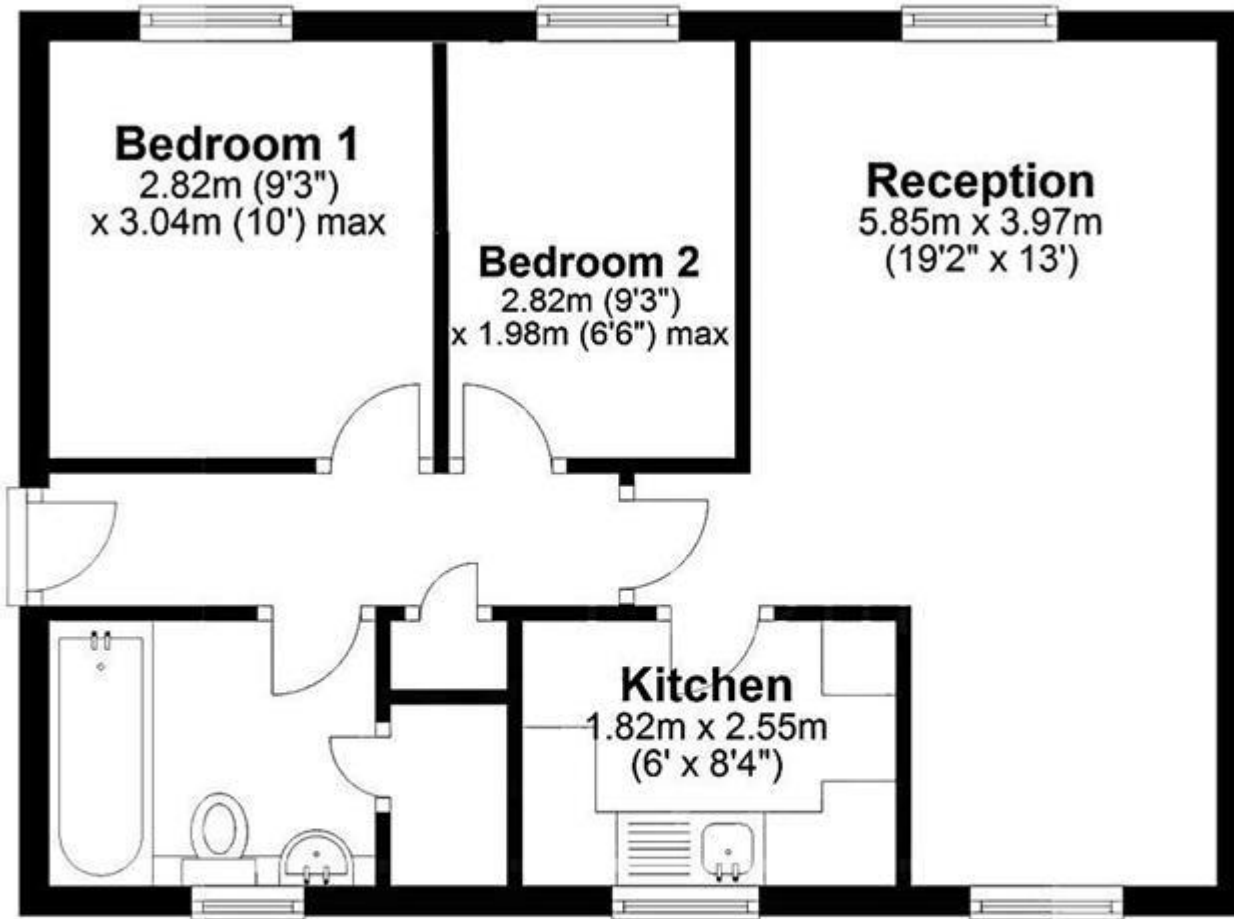
Kitchen

1.82m x 2.55m (6'0 x 8'4)

Bathroom

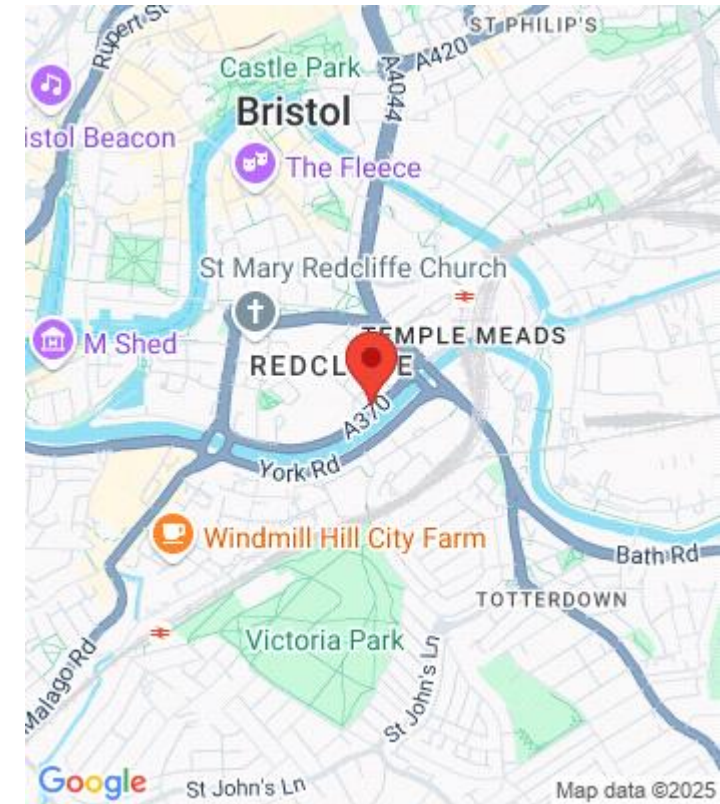


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 45.9 sq. metres (493.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.