



SARAH CLARK
PROPERTY CONSULTANTS

8 |
HARCOURT ROAD, BRISTOL, BS6 7RG

Available from end of September 2024

This beautiful first and top floor flat is offered unfurnished and is close to the amenities on Coldharbour Road and is within walking distance of Waitrose in Henleaze. Stylishly presented and laid out over two floors with the large kitchen / dining room on the top floor. The stylish and well equipped kitchen has all white goods including electric oven and hob, dishwasher, fridge/freezer and a range of wall and base units.

On the first floor are two double bedrooms, lounge to the front of the property and modern bathroom to the rear. Completed by a very useful utility room housing the washing machine and gas boiler.

Outside is one allocated parking space. A delightful flat available for long let and suitable for a professional couple or 2 sharers or offering family accommodation.

Sorry the landlord cannot accept students as the lease does not allow it.

Council Tax Band B
Deposit = £2019



Features

- Available end of September 2024
- Large kitchen/diner
- Two double bedrooms
- Modern bathroom
- Allocated parking
- Great Redland location
- Sorry no students





Reception

13'7" x 13'10" (4.15 x 4.23)

Situated on the first floor, bay window to the front of the property this lovely lounge has modern decoration, ornamental fireplace and neutral carpets.

Bedroom One

13'5" x 8'3" (4.10 x 2.52)

Situated to the front of the property built in cupboard for storage and modern decoration and neutral carpet.

Bedroom Two

11'9" x 9'5" (3.59 x 2.88)

Window to rear of property, built in wardrobe, modern decoration and neutral carpet.

Bathroom

Modern bathroom has windows to two sides, bath with shower over WC and basin.

Utility Room

This useful utility room houses the washing machine and gas boiler and has storage cupboards and a sink.

Kitchen

15'4" x 12'8" (4.69 x 3.87)

On the top floor with velux windows on three sides, this stylish kitchen contains all white goods including electric oven and hob, fridge/freezer and dishwasher. The kitchen has a range of wall and base units and useful storage cupboards into the eaves.

Outside

Allocated parking space.



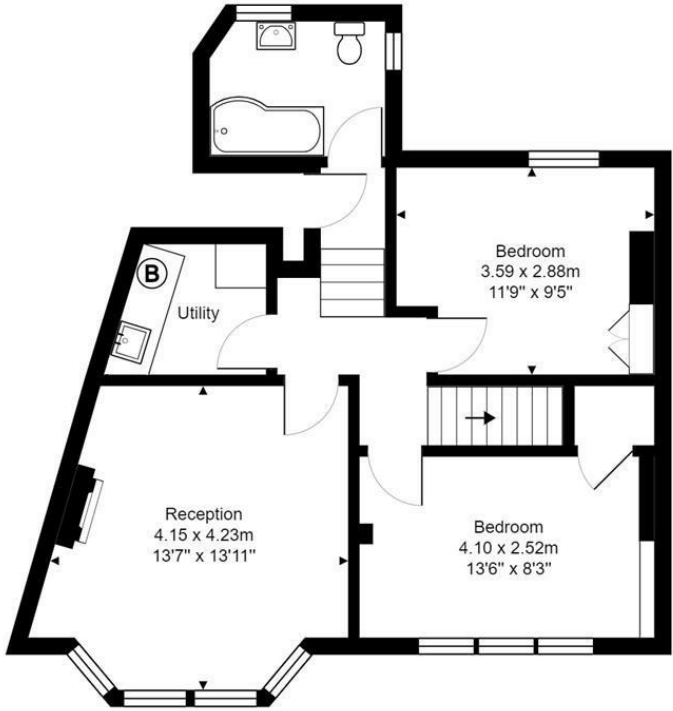
TENURE

SERVICES

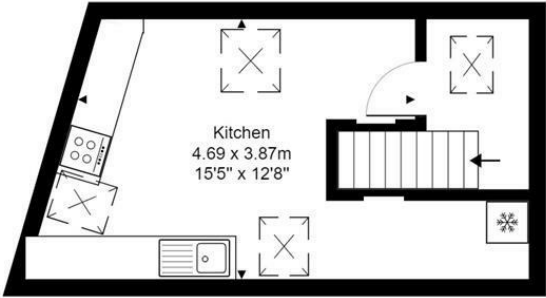
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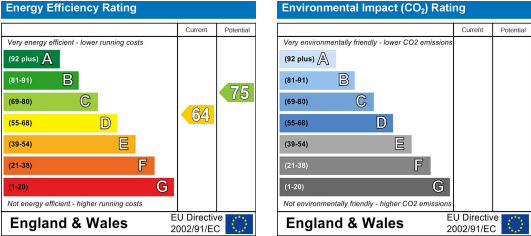
First Floor
Area: 54.5 m² ... 587 ft²



Second Floor
Area: 23.5 m² ... 252 ft²

Total Area: 78.0 m² ... 839 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.