



**SARAH CLARK**  
PROPERTY CONSULTANTS

FLAT A, 161 |  
REDLAND ROAD, BRISTOL, BS6 6YE



Viewing Day Saturday 31st August 2024. By appointment only - call the office to book your appointment.

This charming apartment is located in the sought-after area of Redland and is within the Redland Green Catchment, making it an ideal choice for families looking to settle in the neighbourhood.

The accommodation includes a spacious reception room to the front that is perfect for entertaining guests or simply relaxing. It has some great features including a marble fireplace with gas fire and decorative coving.

The apartment features two well-proportioned bedrooms to the rear, the master with en-suite and with plentiful built-in wardrobes. The smaller double bedroom has doors to the rear private patio garden.

There is a separate fully equipped kitchen with a range of wall and base units giving plentiful storage, a range oven, dishwasher, washing machine and integrated fridge/freezer.

The family bathroom is a good size and has a bath with shower over, basin, wc and is in a traditional style.

The apartment has several storage cupboards throughout which provide invaluable storage space and further benefits from a cellar/storage room providing space for bikes etc.

Outside to the front is lawned garden and to the rear is a private patio garden and allocated parking space.

The apartment is the sought after area of Redland and is close to the amenities on Whiteladies Road with its array of independent shops, bars and restaurants and also close to the open spaces on the Downs.

Leasehold Remainder of 999 years - 973 years remaining.

Service Charge = £3067.09 = £255.59 per month

Ground Rent = £0

Council Tax = D

EPC = D



## Features

- Two Double Bedrooms
- Large Lounge
- Separate Well Equipped Kitchen
- Master Bedroom with En-suite
- Storage Room/Cellar
- Private Patio Garden
- Allocated Parking Space
- Redland Green Catchment







### Sitting Room

14'0" x 20'6" (4.27 x 6.25)

This lovely room is a good size with a box bay window and has feature coving, a decorative fireplace and bay window. It is neutrally decorated and has wooden flooring.

This is a great room for entertaining or relaxing.

### Kitchen

9'4" x 14'5" (2.87 x 4.40)

This well equipped kitchen has a range cooker, dishwasher, washing machine, fridge/freezer and a range of wall and base units providing ample storage.

### Bedroom One

16'6" x 11'5" (5.03 x 3.50)

The master bedroom is a good size and is neutrally decorated with wooden flooring throughout. There are built-in wardrobes providing ample storage space.

The en-suite shower room has a shower cubicle, basin and wc.

### Bedroom Two

11'5" x 11'1" (3.49 x 3.38)

This double bedroom is neutrally decorated with wooden flooring and has doors to the patio garden.

### Bathroom

This modern bathroom has a bath with shower over, basin and wc.

### Outside

The front garden is laid to lawn.

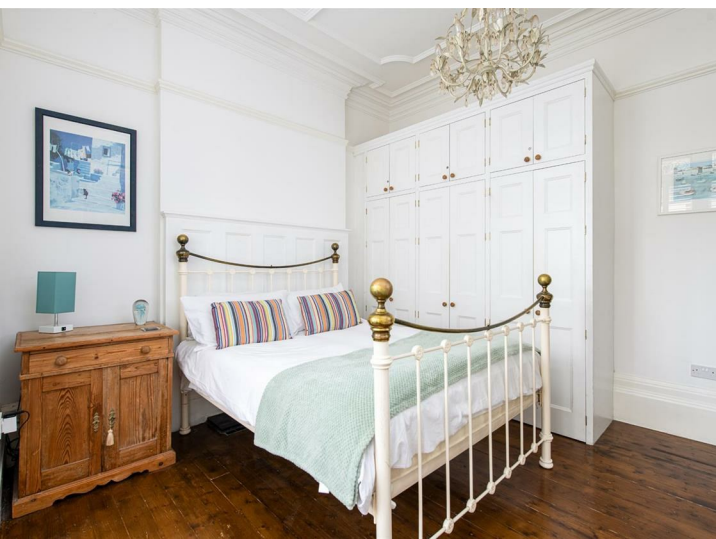
The rear garden is paved with flower beds.

An allocated parking space is next to the garden fence.

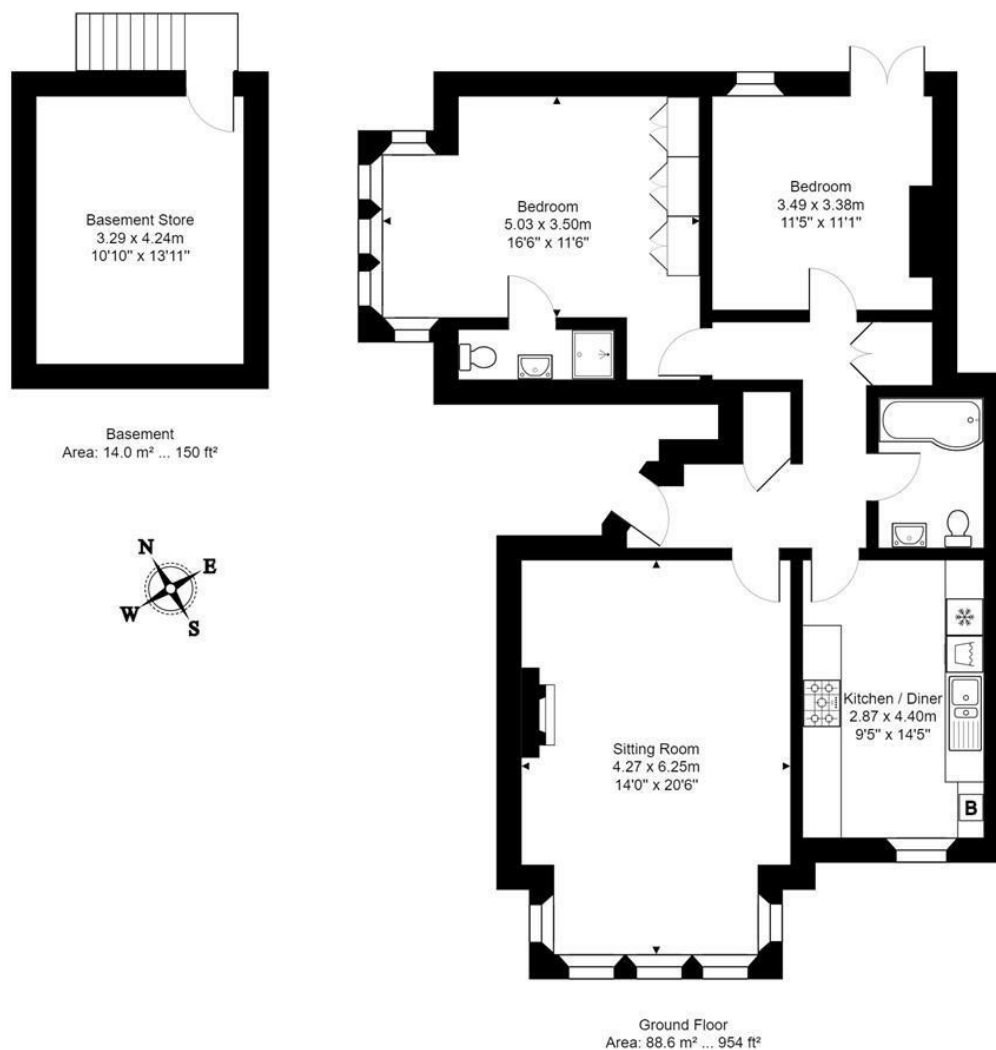
### Basement Store

10'9" x 13'10" (3.29 x 4.24)

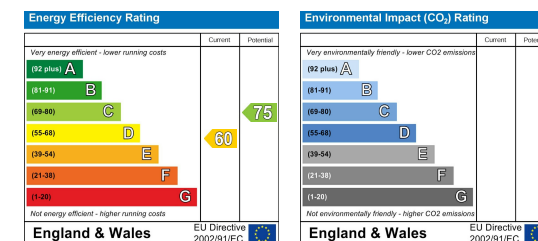
This very useful basement store room is great for storage of bikes and garden furniture and tools.



## TENURE LEASEHOLD



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.