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PROPERTY CONSULTANTS

3A |
HAMPTON PARK, BRISTOL, BS6 6LG

This beautifully presented one bedroom, garden apartment is situated in the sought after area of Redland in Bristol. Close to all the amenities of Cotham Hill which is a hub for great restaurants and independent shops and the popular Whiteladies Road is just a short walk away.

The apartment is stylish and modern throughout. The lounge is situated at the rear of the property overlooking the private garden. With wooden flooring, modern shutters and neutral decoration the lounge is the perfect place for relaxing. The kitchen is fully equipped with a range of wall and base units, electric oven and gas hob, integrated fridge/freezer and space and plumbing for washing machine.

The modern bathroom has a bath with shower over, wc and basin and is nicely presented.

To the front of the property is the large double bedroom which has a window to the front with modern shutters and built-in wardrobes.

To the rear of the property is the lovely private garden with paved areas ready for those summer barbecues and steps to the garden which is laid to lawn and has a range of mature shrubs and a very useful shed which can be used for bike storage.

This lovely apartment is in a great location and is so stylishly presented it would just be a case of moving in, unpacking and relaxing.

Please note this apartment is at basement level so there are steps down to the front door.

Leasehold - reminder of 999 years
Service Charge - £100 pcm
Ground Rent - minimal amount paid from service charge.
Management Company - each flat has a share of the Freehold and the property is well managed by the existing owners.
EPC = C
Council Tax = B



Features

- No Onwards Chain
- Beautifully Presented Throughout
- One Double Bedroom
- Fully Equipped Kitchen
- Private Rear Garden
- Great Redland Location





Lounge

16'4" x 13'5" (4.99 x 4.10)

Situated to the rear of the property, this lounge provides a lovely relaxing space and has a door leading out to the rear garden. Beautifully presented and decorated with modern neutral tones you can just move in, unpack and start to enjoy your new home.

Kitchen

7'1" x 7'1" (2.18 x 2.16)

Modern and stylish the kitchen is fully equipped with electric oven and gas hob, integrated fridge/freezer, space and plumbing for the washing machine and a range of wall and base units for storage.

Bedroom

11'1" x 13'0" (3.38 x 3.97)

The double bedroom is at the front of the property and has neutral decoration and carpet. The modern wooden shutters are a nice feature and there are also built-in wardrobes providing great storage space.

Bathroom

Immaculately presented and fully tiled, this stylish bathroom has a bath with shower over, basin and wc.

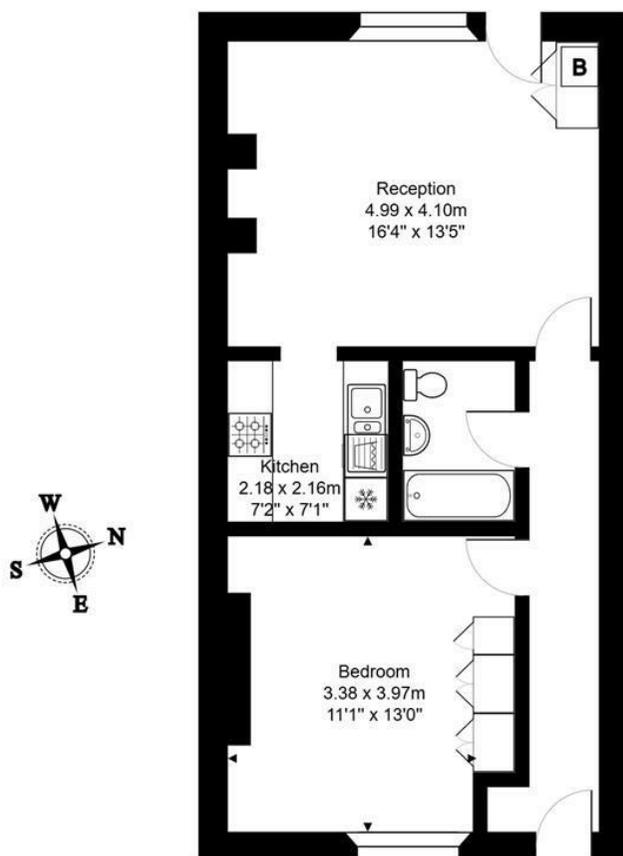
Private Rear Garden

This is a very good added bonus to have your own private garden in this great location. The garden is a good size and has patio areas ready for your summer barbecues and is bordered by mature shrubs which provide a relaxing and pretty space.

There is a garden shed which can be used for bike storage.



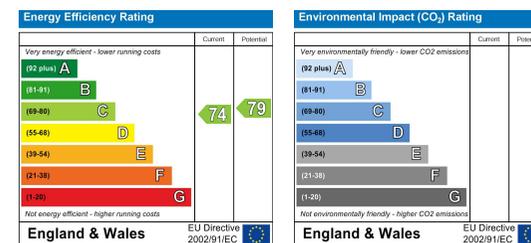
TENURE LEASEHOLD



Garden Level

Total Area: 53.6 m² ... 577 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.