



**SARAH CLARK**  
PROPERTY CONSULTANTS

TFF 13 |  
REDLAND PARK, BRISTOL, BS6 6SA

Viewing Day Saturday 2nd May - Please call the office to book an appointment. An exceptional top floor apartment, set within the highly desirable and leafy surrounds of Redland, offering an elegant blend of generous proportions, natural light and refined living space.

The entrance hall leads into a superb reception room, a standout feature of the property, boasting excellent dimensions and a bright, airy atmosphere enhanced by sash windows to the front aspect. This versatile space comfortably accommodates both sophisticated entertaining and relaxed everyday living, further complemented by a useful built-in storage cupboard.

The kitchen is well-appointed, featuring a comprehensive range of wall and base units providing ample storage. Finished to a modern standard, it includes an electric oven and hob, along with space and plumbing for a washing machine, dishwasher and fridge freezer, creating a highly functional and stylish culinary space.

The apartment offers two beautifully proportioned double bedrooms, both generous in size and filled with natural light. Each room provides a calm and comfortable retreat, perfectly suited to professionals, sharers or those seeking additional space for a home office or guest accommodation.

Completing the interior is a modern shower room, fitted with a sleek shower cubicle, wash basin and WC, finished in a clean and modern style.

Positioned on the top floor, the property benefits from an elevated outlook and an added sense of tranquillity, away from the hustle and bustle below.

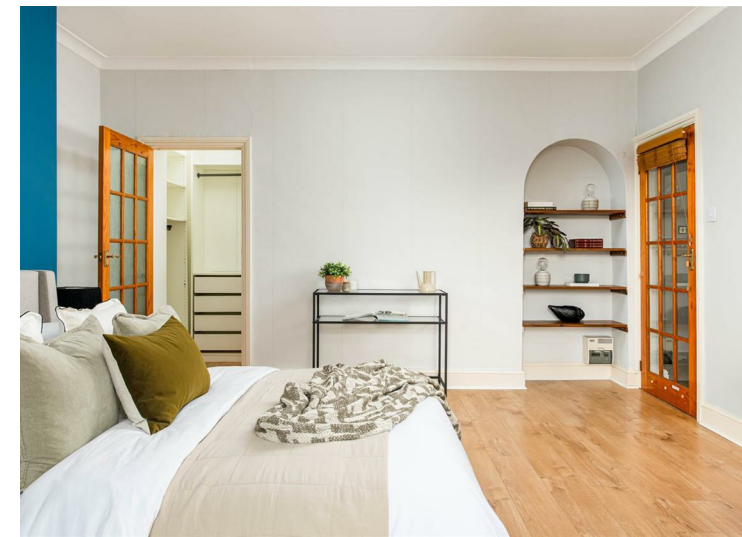
The location is a particular highlight, with the vibrant Whiteladies Road just moments away, offering an excellent selection of shops, cafés, bars and highly regarded restaurants. This thriving neighbourhood provides a wonderful lifestyle with everything you need quite literally on your doorstep.

Share of Freehold - remainder of 999 years  
Council Tax Band = C  
EPC = D  
Service Charge = £150 pcm



## Features

- Top Floor Apartment in sought-after Redland area
- Two generous double bedrooms
- Spacious lounge
- Well-equipped kitchen and ample storage
- Modern shower room
- Off-street parking available
- Moments from Whiteladies Road
- No Chain





### Reception Room

19'7" x 14'3" (5.98 x 4.36)

A beautifully bright and generously proportioned living space with sash windows to the front aspect, offering ample room for both relaxing and dining, complemented by a useful built-in storage cupboard.

### Kitchen

7'1" x 12'6" (2.17 x 3.83)

A well-appointed and modern kitchen fitted with a range of wall and base units, electric oven and hob, and space and plumbing for a washing machine, dish washer and fridge freezer.

### Bedroom One

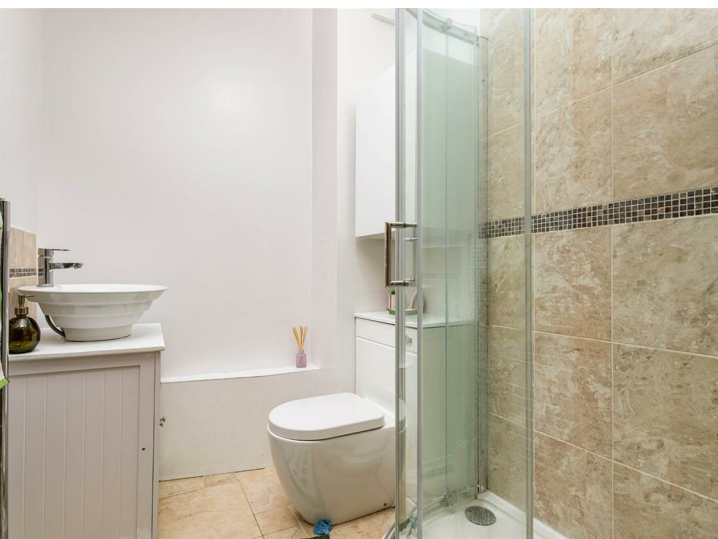
14'6" x 15'3" (4.43 x 4.67)

A spacious and elegant double bedroom, filled with natural light and offering plenty of room for wardrobes and additional furnishings.

### Bedroom Two

10'7" x 9'5" (3.25 x 2.88)

A well-proportioned double bedroom, ideal as a guest room, home office or second bedroom, with a pleasant light and airy feel.



### Shower Room

A contemporary shower room fitted with a sleek shower cubicle, wash basin and WC, finished in a clean and modern style.

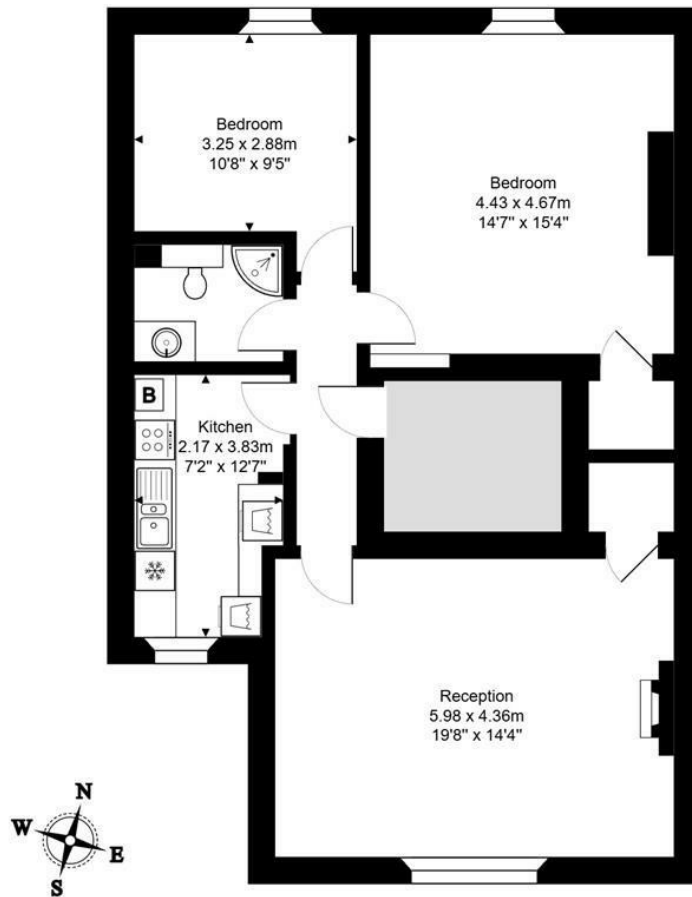
### Parking

Off-street parking to rear of building

**TENURE**  
LEASEHOLD - SHARE OF FREEHOLD

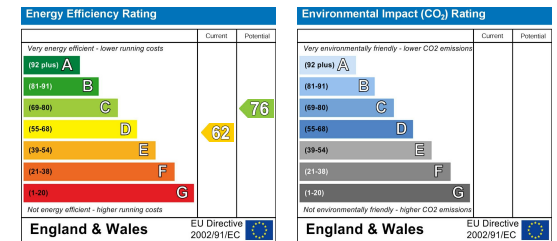
**SERVICES**  
Mains Gas, Electricity and Water

**LOCAL AUTHORITY**  
North Somerset Council



Total Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

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.