



SARAH CLARK
PROPERTY CONSULTANTS

FLAT B, 2 |
BURLINGTON ROAD, BRISTOL, BS6 6TL

Situated in one of Redland's most desirable locations, this attractive two-bedroom maisonette offers generous accommodation arranged over two floors and is perfectly positioned just moments from the vibrant amenities of Whiteladies Road. With an excellent selection of independent shops, cafés, bars, restaurants and supermarkets on the doorstep, as well as easy access to The Downs, this property combines city living with green open spaces.

The accommodation is entered on the second floor and centres around an impressive open-plan living, dining and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining. The well-appointed kitchen is fitted with a range of units and integrated appliances including a dishwasher and washing machine, together with space for a fridge/freezer.

Also on this floor is a family bathroom comprising a bath with shower attachment over, wash hand basin and WC.

Stairs rise to the upper floor where there are two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the second double bedroom also features built-in storage, providing excellent practicality.

Offering spacious accommodation, a sought-after Redland address and easy access to The Downs and Whiteladies Road, this superb maisonette represents an excellent opportunity for professionals, first-time buyers or investors alike.

Lease = 110 years with option to extend after 2 years of ownership.

Service charge = £105.21 pcm

Ground Rent = £100 pa

Freeholder - The Shot Tower Ltd

EPC = D

Council Tax Band = C

Maintenance Share is 1/8th.



Features

- Spacious two double bedroom maisonette
- Open-plan living, dining and kitchen area
- Fully equipped kitchen
- Family bathroom and en-suite shower room
- Built-in wardrobes in both bedrooms
- Sought-after Redland/Clifton Location





Open-Plan Living/Dining/Kitchen

14'9" x 24'2" (4.51 x 7.37)

A superb open-plan space offering ample room for relaxing, dining and entertaining. The kitchen is fitted with integrated appliances including a dishwasher and washing machine, with space for a fridge/freezer.

Family Bathroom

Well-appointed bathroom fitted with a bath with shower attachment over, wash hand basin and WC.

Master Bedroom

11'10" x 12'7" (3.63 x 3.84)

A generous double bedroom with built-in wardrobes and the benefit of a private en-suite shower room.

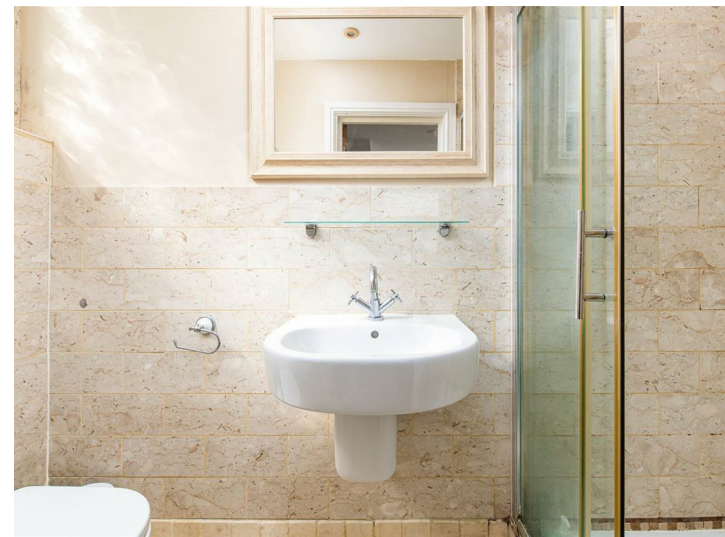
En-suite Shower Room

Comprising shower enclosure, wash hand basin and WC.

Bedroom Two

11'10" x 9'4" (3.63 x 2.85)

A good-sized double bedroom with built-in wardrobe storage, ideal as a guest room, home office or additional bedroom.

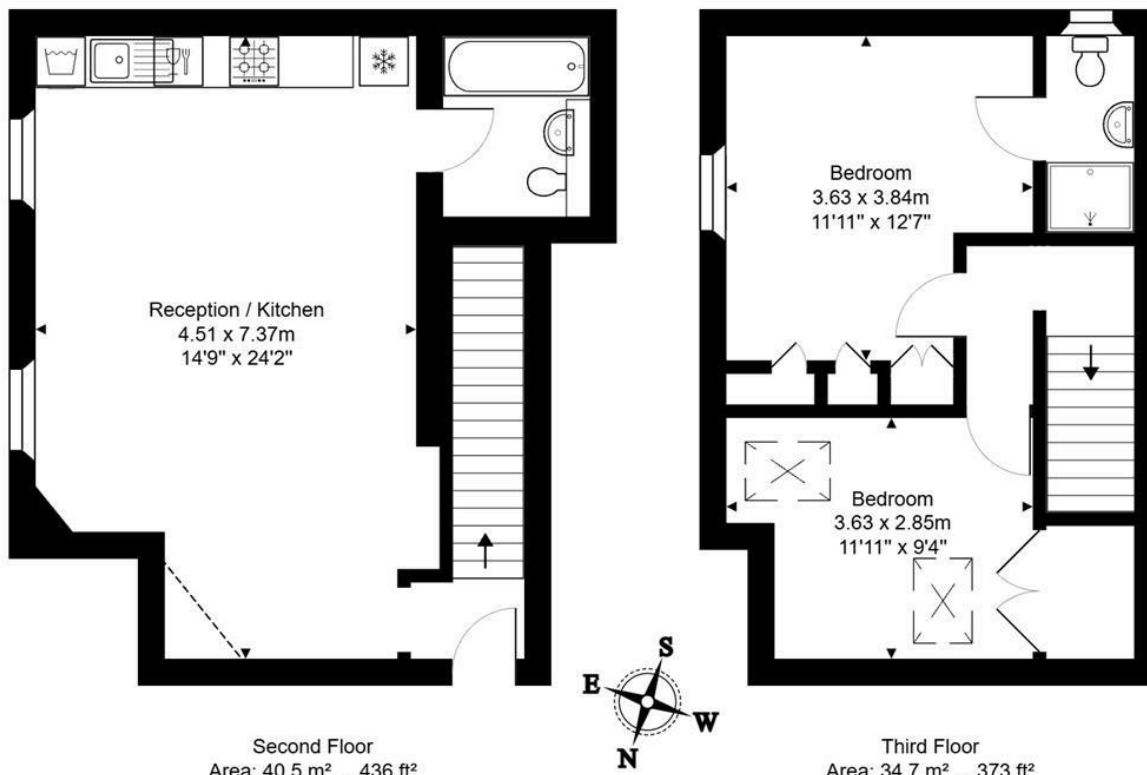


TENURE
LEASEHOLD

SERVICES
Mains Services

LOCAL AUTHORITY
Bristol

Flat B, 2 Burlington Road



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		62	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(09-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.