



**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,



## 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.

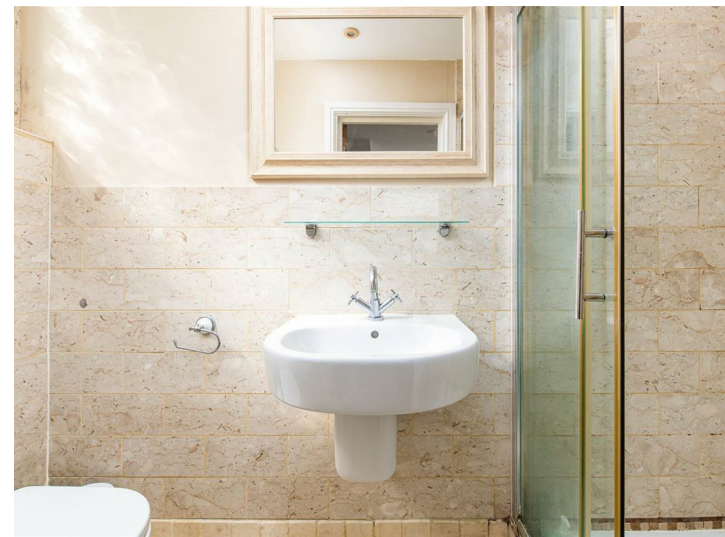
### **En-suite Shower Room**

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.

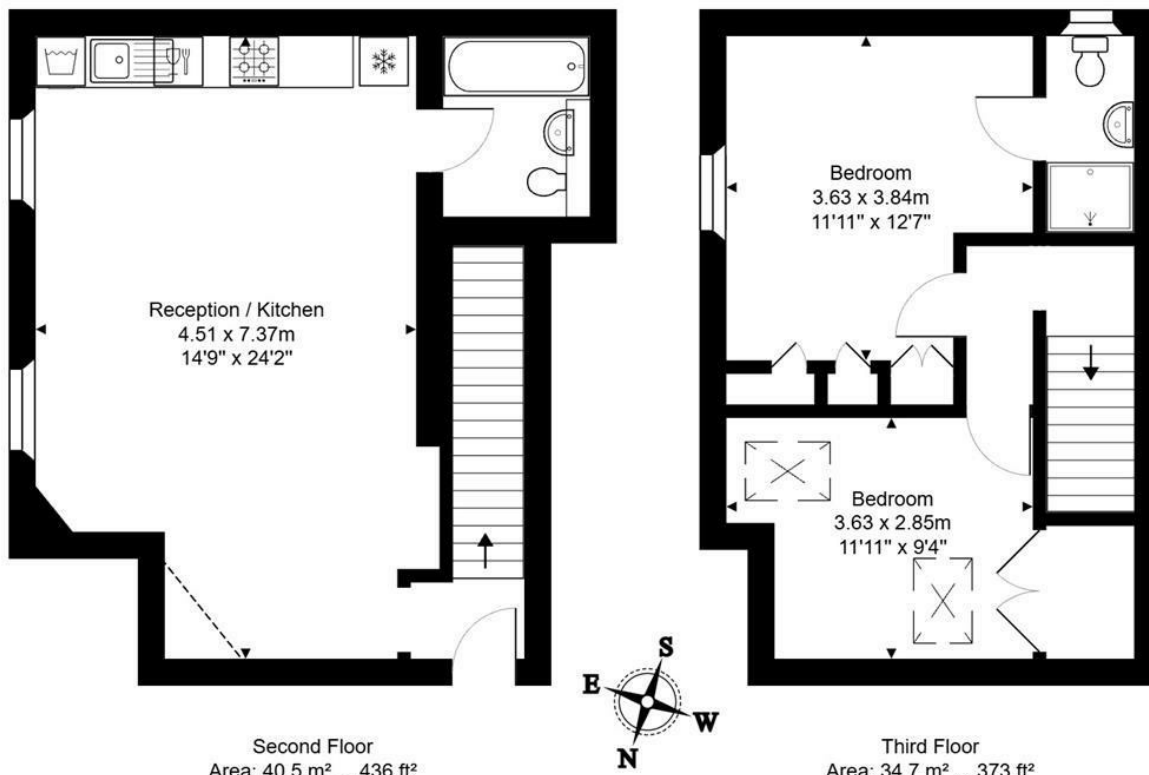


**TENURE**  
FREEHOLD

**SERVICES**  
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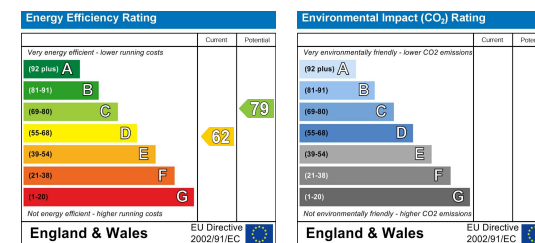
**LOCAL AUTHORITY**  
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Flat B, 2 Burlington Road



Total Area: 75.2 m<sup>2</sup> ... 810 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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