

38B Durdham Park, Redland, BS6 6XB







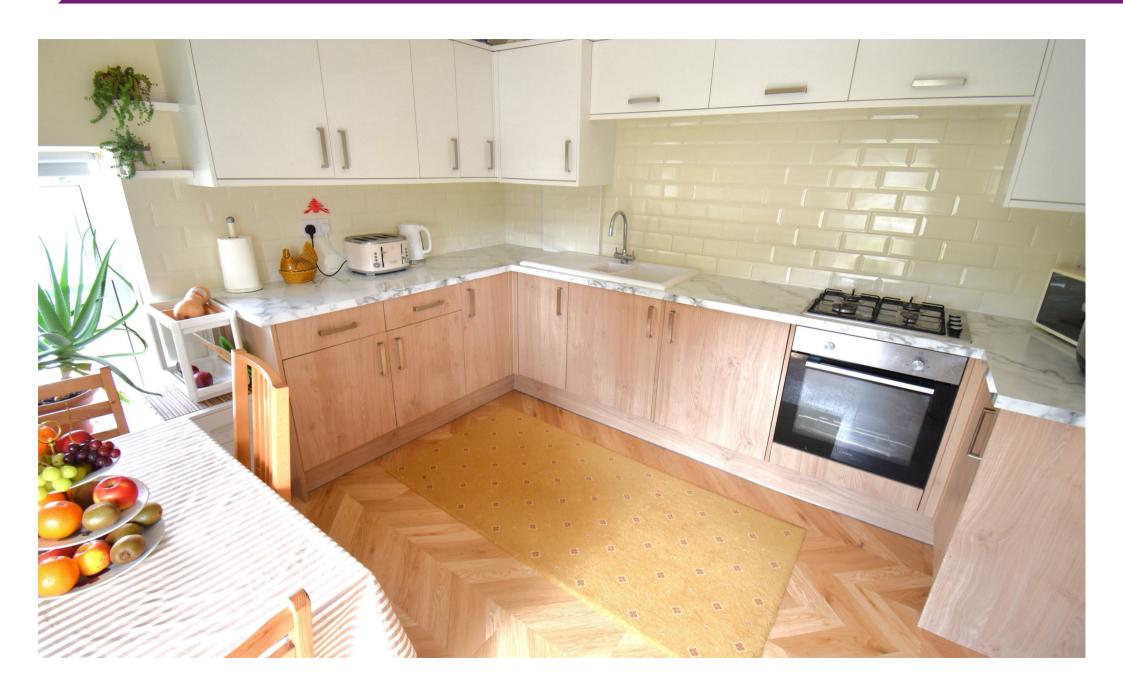












38B DURDHAM PARK

REDLAND BS6 6XB

ASKING PRICE £485,000

Spacious Three-Bedroom Top-Floor Apartment in a Prime Redland Location

Set within a charming period conversion, this well appointed apartment offers character throughout and is perfectly positioned on the edge of the beautiful Durdham Downs — offering the best of both green space and city living, a great opportunity to enjoy classic charm in a sought after location

Location

Redland is a highly desirable and sought after position close to Durdham Downs with a wide range of amenities on North View, Coldharbour Road, Henleaze Road and Clifton. There are coffee shops, a Waitrose supermarket and a cinema. The property is situated less than 300m of Westbury Park Primary School and is currently within the area of first priority for Redland Green Secondary School. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway.

Summary

The apartment features three well-sized bedrooms, the master bedroom with an en suite shower room, a separate modern bathroom, a spacious sitting/dining room, and a separate kitchen with space for a breakfast table – all benefiting from the character and charm typical of a period property.

Accommodation

Please see the floorplan for room measurements and the property layout.

Basement Storage

There is also a large secure private storage A good sized double main bedroom with room in the cellar, ideal for push bikes and space for wardrobes, radiator, double sporting equipment.

Hallway

The apartment is accessed from the rear of the building and via a communal entrance door and stairs to the apartment. with high quality suite comprising walk in The hall is full of character with large feature leaded windows and an attractive staircase.

Entrance Hall

Upon entry there is a spacious hall with doors to:

Sitting / Dining Room

The generous sitting / dining room has ample space for both dining and sitting areas and at present houses a full sized dining table, three piece suite, feature fireplace, radiator, double glazed sash windows and a door to the kitchen / breakfast room.

Kitchen / Breakfast Room

Completely re fitted by the present owners to now offering a modern fully fitted kitchen, with integrated cooking appliances and space for a breakfast table.

Bedroom One

glazed sash windows and door to an an suite shower room.

En Suite

A modern fitted en suite shower room shower, low level we and wash basin.

Bedroom Two

The largest of the bedrooms with double glazed sash windows to the front of the building, radiator and built in wardrobes.

Bedroom Three

A single bedroom with double glazed sash window to the side of the building and radiator.

Bathroom

Fitted with a modern white suite comprising bath with shower fitted over, wash basin and low level wc, double glazed sash window, tiled surrounds, wood effect floor and feature towel rail/radiator.

Further Information

Length of Lease: 992 yeras Owns a share of the freehold Current Service/Maintenance Charge:

£150pcm

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C The lease information has been provided by the vendor at the time of instruction and maybe liable to change. This information should be checked by your legal adviser.

Additional benefits include

Spacious accommodation throughout whilst retaining many period features and high ceilings. Ample on-street permit parking, as well. gas central heating.

Westbury Park School approx. 0.16km St Johns Church of England Primary School approx. 0.66km Redland Green School approx. 0.6km

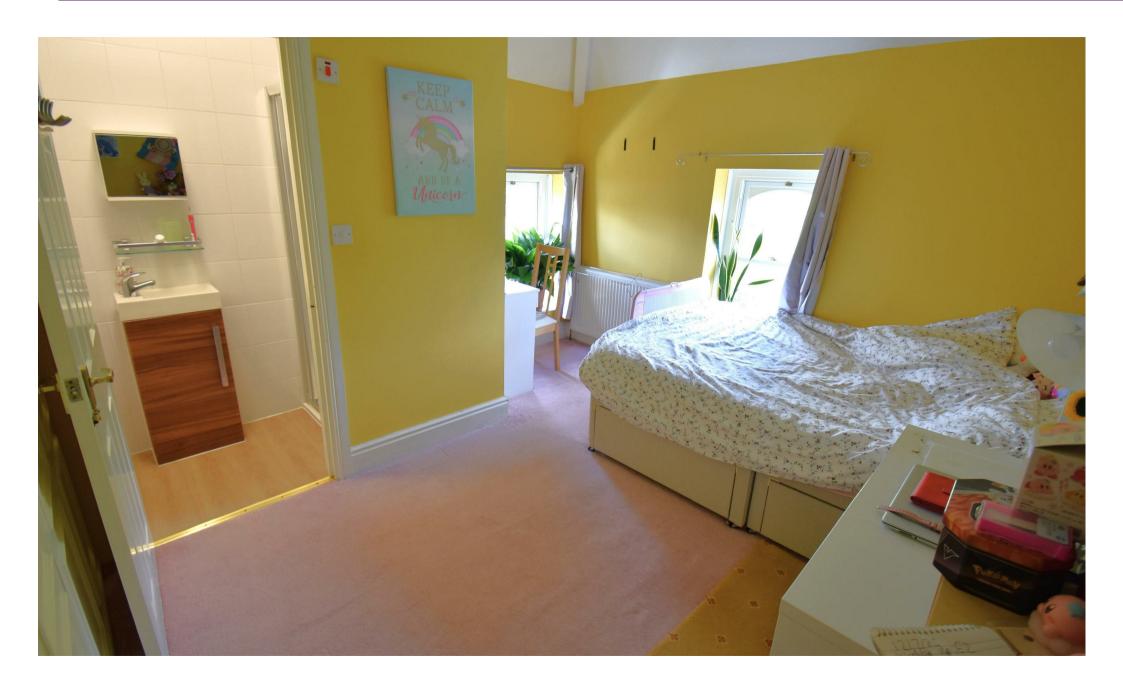






- Three generous bedrooms
- Sought-after Redland/Westbury Park location
- · Top-floor apartment in a period conversion
- Walking distance to Durdham Downs, Whiteladies Road, and North View
- Bright and spacious accommodation
- Redland Green school catchments







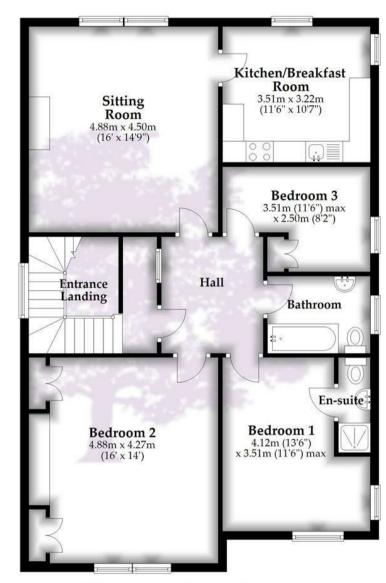








Floor Plan



Total area: approx. 106.8 sq. metres (1149.7 sq. feet)

Basement 3.12m x 2.06m (10'3" x 6'9")

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road Henleaze BS9 4NB henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street Portishead BS20 6EN sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street Shirehampton BS11 ODT shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010 0117 213 0101

LAND & NEW HOMES

156 Henleaze Road Henleaze BS9 4NB LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

