GOODMAN & LILLEY

FLAT 2, 1 ZETLAND ROAD

REDLAND
BS6 7AG

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SUMMARY
This stunning property offers a spacious living room with space for dining table, a charming well appointed kitchen, a generous double bedroom, and a modern bathroom with separate WC/toilet. This unique home offers a wonderful opportunity for first-time buyers, professionals, or investors seeking a property full of charm and individuality.

LOCATION
Situated in Redland, close to the excellent independent shops, restaurants and amenities of Gloucester Road, whilst also being close by Redland train station, Cotham Gardens Park, Whiteladies Road and other central areas of Bristol are also within easy reach, as are Bristol University, BRI hospital and the commercial centre of Bristol.

ACCOMMODATION
Please see the floorplan for room measurements and the apartments layout.

COMMUNAL ENTRANCE
Via entrance door from Zetland Road with entrance phone system to a communal hall with stairs up to the apartments front door.

HALL
With doors to the living room, bedroom and a WC/toilet.

LIVING ROOM
A wonderfully bright and spacious reception room, beautifully presented. Two traditional sash bay window enjoy a sunny aspect and impressive outlook. The room also features an attractive fireplace, decorative coving, and a wall-mounted radiator. The room has direct access to the kitchen.

KITCHEN
A charming modern kitchen is fitted with a range of base units, complemented by worktops and tiled surrounds. Features include a sink with drainer, integrated electric oven, gas hob, plumbing for a washing machine, wall mounted gas boiler, and a traditional sash window allowing plenty of natural light.

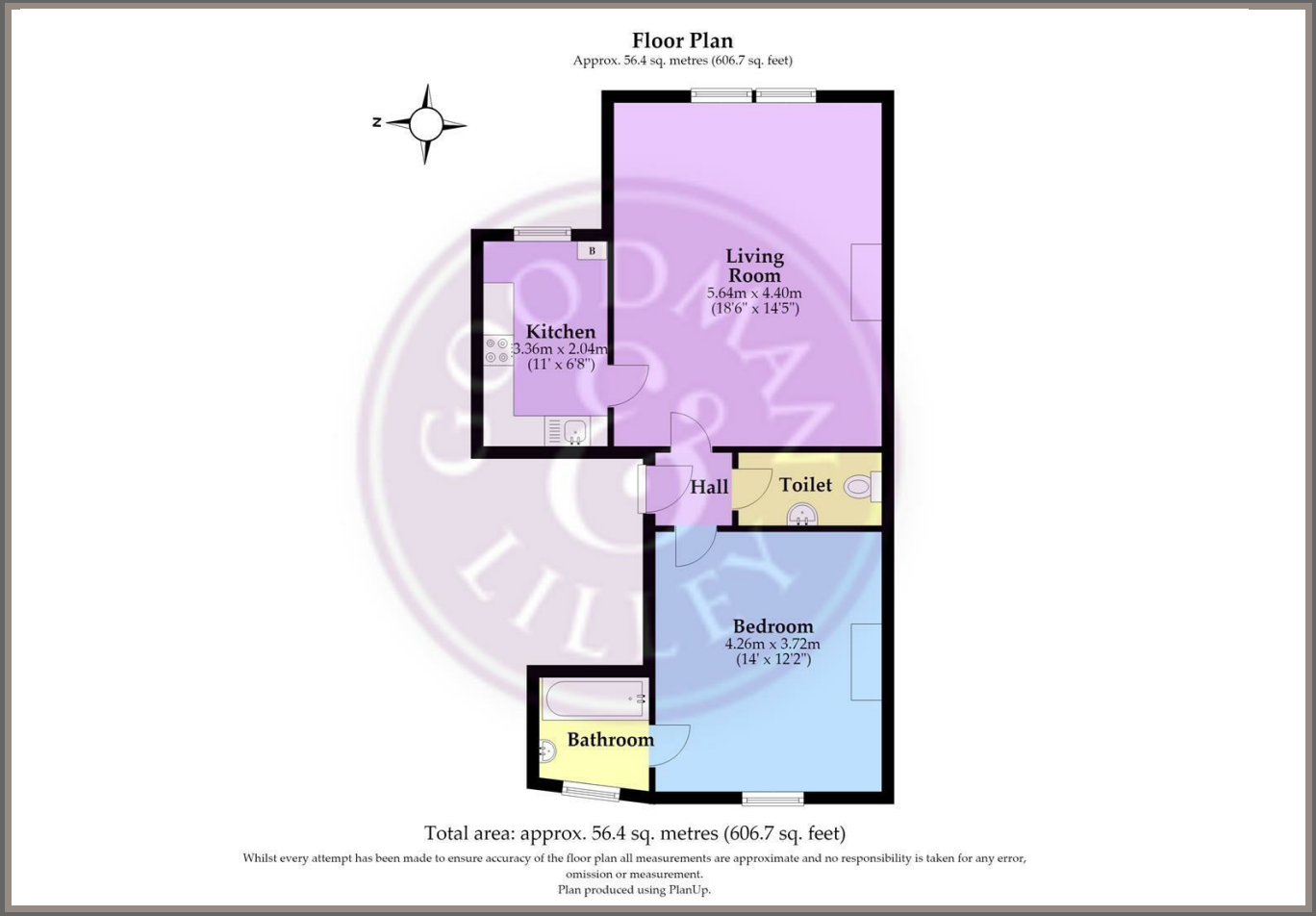
BEDROOM
A generously sized double bedroom. The room benefits from a triple glazed sash window, radiator and door to the bathroom.

BATHROOM
A modern well-appointed bathroom featuring tiled surrounds, a bath with mixer tap and overhead shower, wash hand basin, window, and a radiator.

SEPERATE WC/TOILET
A useful separate toilet with radiator can be found off of the entrance hall.

FURTHER INFORMATION
Council Tax Band A
Annual insurance for the building, ground rent and service charges - £858.83
Leasehold

TREE



1 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL 607.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - A

- Prime Redland location near Gloucester Road amenities.
- Close to Redland Station, Bristol University, and the city centre.
- Generous double bedroom and stylish bathroom
- One bedroom period apartment
- Spacious living room with separate modern kitchen
- Offered for sale with no onward chain

GOODMAN & LILLEY

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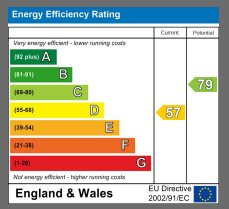

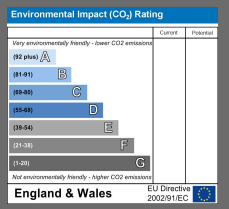

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm