



38B DURDHAM PARK,  
REDLAND, BS6 6XB

GOODMAN  
& LILLEY







# 38B DURDHAM PARK

## REDLAND BS6 6XB

ASKING PRICE  
£495,000

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 room in the cellar, ideal for push bikes and sporting equipment.

### Hallway

The apartment is accessed from the rear of the building and via a communal entrance door and stairs to the apartment. 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

A good sized double main bedroom with space for wardrobes, radiator, double glazed sash windows and door to an en suite shower room.

### En Suite

A modern fitted en suite shower room with high quality suite comprising walk in shower, low level wc 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 years  
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





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## Floor Plan



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

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.

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