

estate agents **auctioneers**

**hollis  
morgan**

**DURDHAM  
COURT**

11, Durdham Court Durdham Park, Redland, Bristol, BS6 6XQ

£365,000

Hollis Morgan - A well proportioned (1100 Sq Ft ) 2 double bedroom + study apartment located on the upper floors of a popular purpose built development. Private Double Garage. Communal Gardens.

### The Property

A light and airy circa (1100 Sq Ft ) apartment located in the ever popular Durdham Court Development just a stone's throw from Durdham Downs and a few minutes' walk of Whiteladies Road which provides a variety of convenient shops, restaurants and bars. The property is well configured with 2 well-proportioned double bedrooms, Study and 2 bathrooms ( 1 en suite ) The open plan kitchen is modern fitted with integrated appliances, the living space bright & airy with floor to ceiling windows which provide stunning views. The property benefits further from communal gardens and private garage. No Onward Chain.

### Location

Redland is amongst the most sought after and coveted locations in the city and remains and incredibly popular family suburb. Offering a mix of suburban convenience with open green spaces such as Durdham Downs which is within 300m, excellent amenities on the nearby North View, Whiteladies Road and Park Street provide a wide range of supermarkets, shops, restaurants and pubs.

Westbury Park Primary School & Redland Green secondary school are nearby and both of which have an outstanding OFSTED Rating. and in addition, there is excellent access to the City as well as being conveniently located to Cribbs Causeway and the region's motorway network.

### Tenure/Management Information

Leasehold, Residue of 999 Years.

Service Charge - Please Refer to agent

Council Tax Band: C

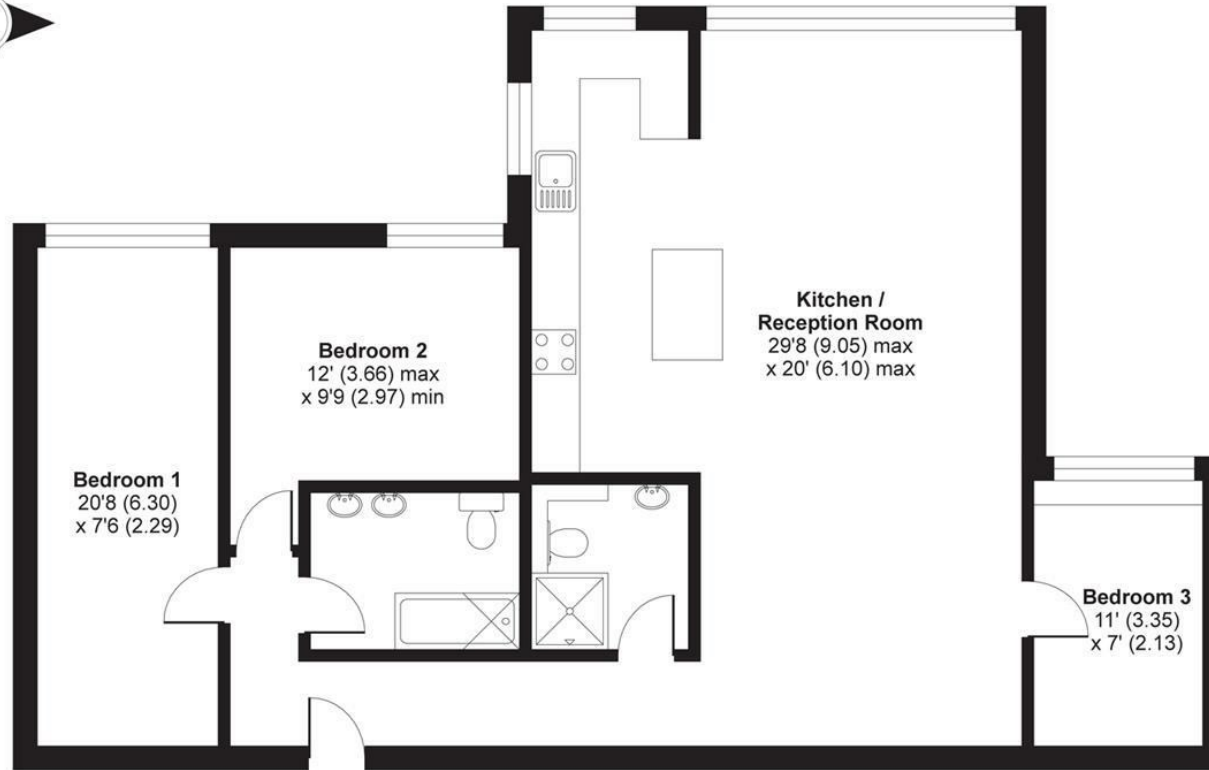
### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Durdham Court, Durdham Park, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 1109 SQ FT 103 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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