

estate agents **auctioneers**

**hollis
morgan**



Garden Flat, 9 Hampton Park, Redland, Bristol, BS6 6LG

Offers In Excess Of £290,000

Hollis Morgan - This immaculate garden flat occupies the lower level of a charming period terrace located a stones throw from Whiteladies Road.

The Property

The apartment occupies the lower ground floor of a handsome Grade II listed Georgian property complete with private entrance and tiered courtyard style garden. Internally the property is well presented and offers a spacious open plan living area with a modern fitted kitchen that comprises breakfast bar, matching wall and base units, integrated appliances and laminated worksurfaces with tiled splash backs. A large double bedroom complete with integrated wardrobes and stylish tiled shower room complete the accommodation. To the outside (Access via living area) is a private rear garden set over two levels with decked area, perfect for alfresco dining.

Location

Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby and, in addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

Other Information

Leasehold, residue of 999 years.

Management Fee: Please refer to agent.

Council Tax Band: B

Please Note

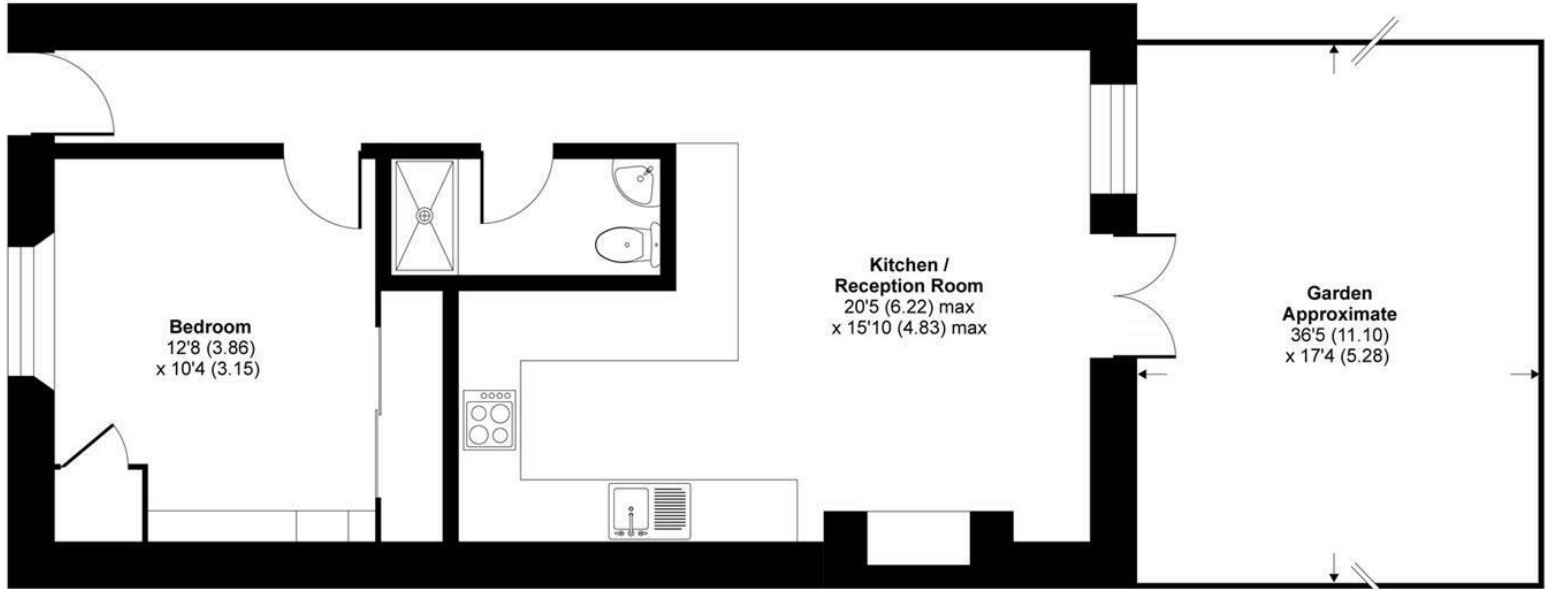
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Hampton Park, Redland, Bristol, BS6

Approximate Area = 527 sq ft / 48.9 sq m

For identification only - Not to scale



Bedroom
12'8 (3.86)
x 10'4 (3.15)

**Kitchen /
Reception Room**
20'5 (6.22) max
x 15'10 (4.83) max

Garden
Approximate
36'5 (11.10)
x 17'4 (5.28)

LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 631532

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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