

estate agents auctioneers

hollis
morgan

Top Floor Flat, 28 Hampton Park, Redland, Bristol, BS6 6LH

£325,000

Hollis Morgan - A delightful period two bedroom top floor flat offered with no onward chain on the highly desirable Hampton Park.

- Top Floor Flat
- Fantastic Redland Location
- Chain Free
- Walking distance to local amenities

The Property

Situated on the highly desirable Hampton Park in Redland this two bedroom top floor flat would offer a fantastic investment or home.

The property briefly comprises of a hallway with skylight to allow plenty of natural light upon entering. The kitchen is well equipped with wooden worktops, transparent wall units, black gloss base units and integrated gas hob and electric oven. The living area is spacious with dark wood flooring, a brick fireplace feature, pleasant views out on to the street via large sash window and a good sized storage cupboard. Bedroom one is a generous double with built in wardrobe to aid with storage and a leafy view to the rear of the building. Bedroom two is also a double benefiting from the same view as bedroom one or can be used an office space depending on the occupiers circumstance. The bathroom is a three piece suite with an electric shower over bath, w/c, electric towel rail and hand basin.

Location - Redland

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: £60 pcm

Management Company: Internally Run

Freehold: With the management company

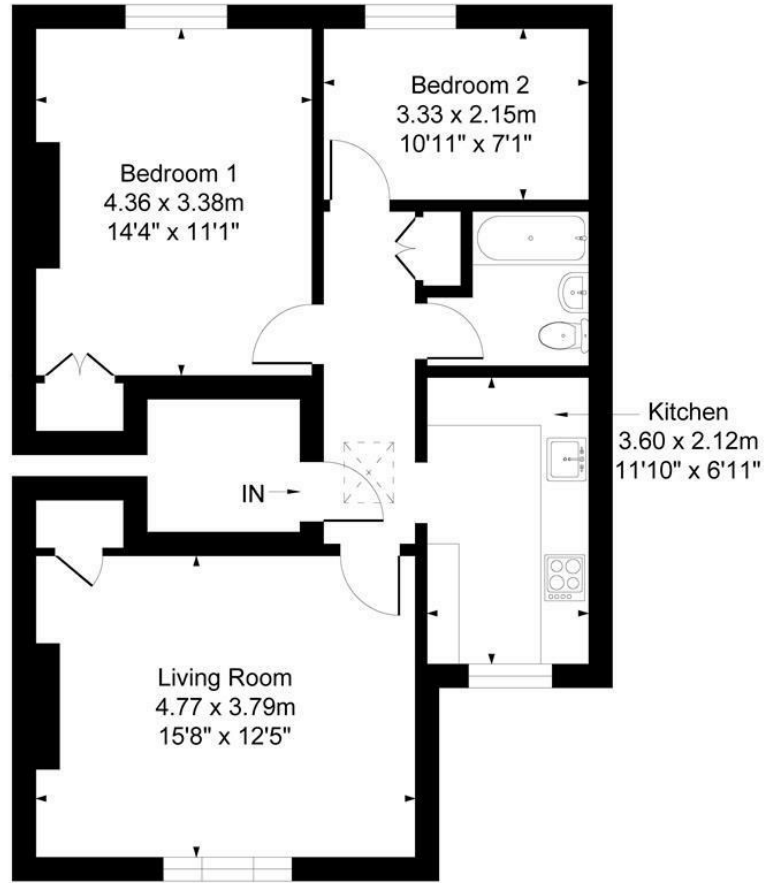
Council Tax Band: B

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



APPROX. GROSS INTERNAL FLOOR AREA 651 SQ FT 60.44 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	74		
	44		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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