estate agents auctioneers

hollis morgan

Garden Flat, 41 Redland Road, Cotham, Bristol, BS6 6AG

£249,950

Hollis Morgan - In need of complete renovation, this large (850 Sq Ft) garden flat occupies the lower level of this imposing period property. Potential to convert into 2 bed subject to P.P.

- In Need of Renovation
- Large One Bedroom Flat
- Communal Gardens
- Private Entrance
- Superb Location
- Ideal First Time Purchase or Fine Investment
- Development Potential
- Chain Free

The Property
This large one bed garden flat occupies the lower ground floor of this impressive period building which is well located to take advantage of the vast range of amenities found on the nearby Gloucester Road as well as excellent transport links in and out of the city.

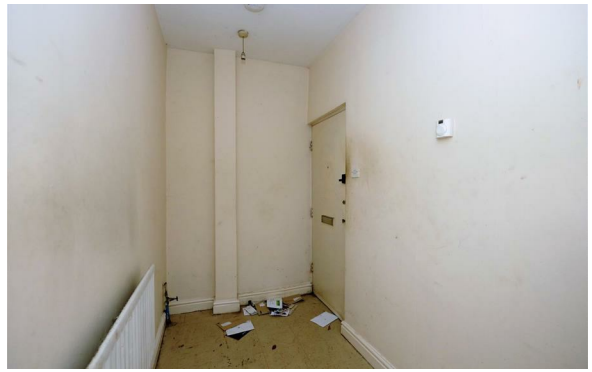
The flat is accessed via its own private entrance and internally, the flat comprises a large reception room with bay window and semi open kitchen, a large double bedroom, bathroom, separate toilet and spacious entrance hall.
The flat also benefits from a communal walled gardens and there is one off road parking space available on a first come, first serve basis.

Whilst the flat is now in need of complete renovation, the property would make a superb first time purchase or investment opportunity. There is also the opportunity, subject to the relevant connects, to alter the current layout to include a second bedroom.

Location
Redland Road is located in the highly desirable residential suburb of Cotham which is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre and the vibrant Gloucester Road are short walks away. In addition, the property is well located to take advantage of a choice of commuter links with the A38 (Gloucester Road) and local train stations (Redland & Montpelier) around a 5 minute walk.

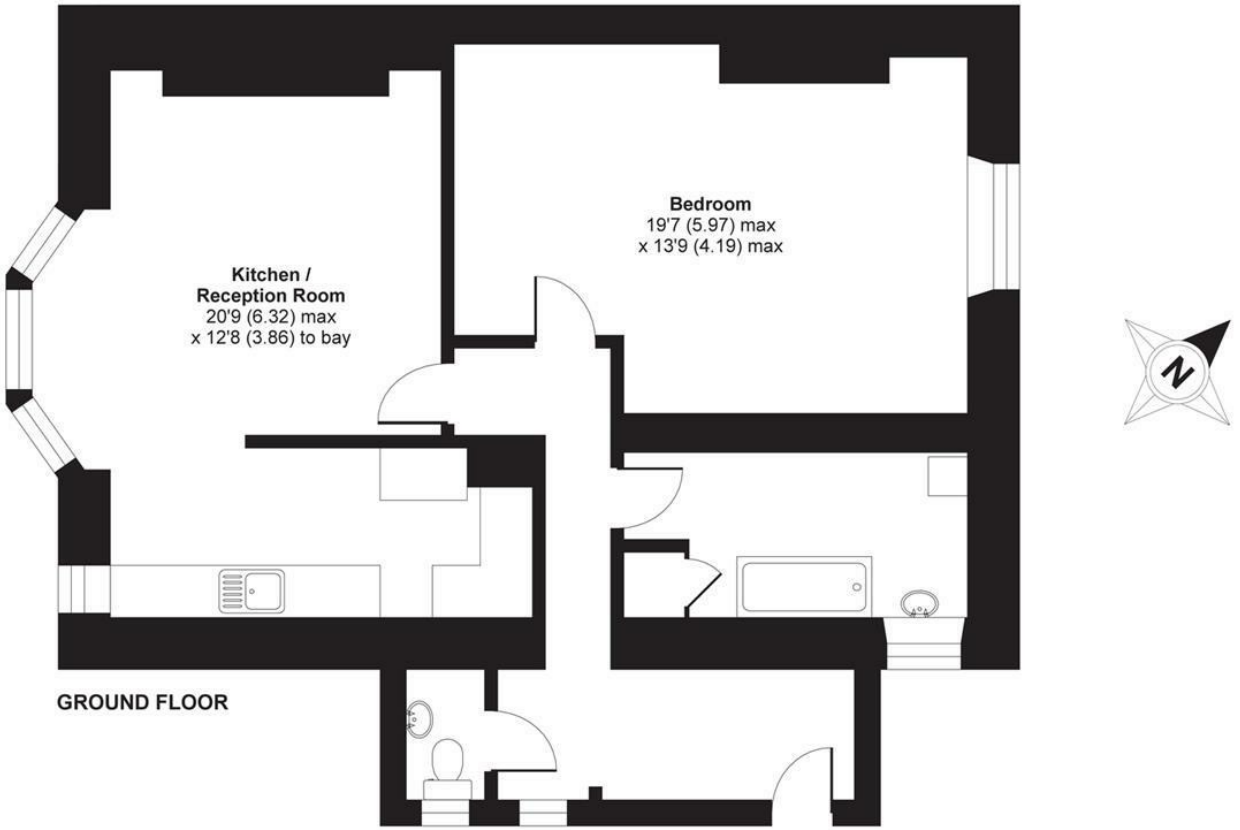
Other Information
Leasehold.
Management Fee: TBC
Council Tax Band: B

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.



Redland Road, Redland, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT 78.8 SQ METRES



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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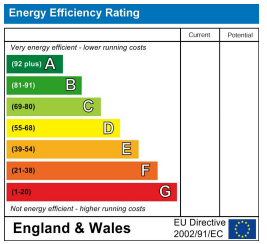

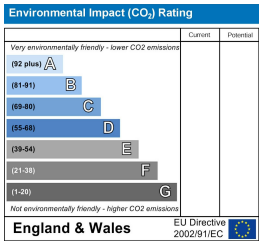

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