

estate agents **auctioneers**



4, 73 Lower Redland Road, Redland, Bristol, BS6 6SP  
£325,000

A light and airy loft style conversion, situated in an impressive period mansion, moments from Whiteladies Road. Shared Parking. No Onward Chain.

- Period Conversion
- Lower Redland Road
- Communal Parking
- Open Plan Living
- No Onward Chain
- Moments from Whiteladies Road

### The Property

Accessed via internal stairs, the property opens into a practical and well-designed layout. On the first level, there is a well-appointed bathroom featuring a full-sized bath. Continuing upstairs, you'll find the bedrooms and main living space.

To the left is a bright open-plan kitchen and living area. The kitchen offers ample cabinet storage and a stylish peninsula with space for seating, ideal for relaxed dining or entertaining. The living space is filled with natural light from multiple windows and a skylight, which enjoys far-reaching views.

Both bedrooms are generously sized, comfortably accommodating double beds, and benefit from built-in wardrobes for excellent storage.

At the front of the building, there is a large driveway providing parking on a first-come, first-served basis.

This charming apartment is perfect for buyers seeking a spacious home in an elevated position, offering both privacy and impressive outlooks.

### Location

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

### Further Information

Management fee: TBC

Ground rent: TBC

Lease term: TBC

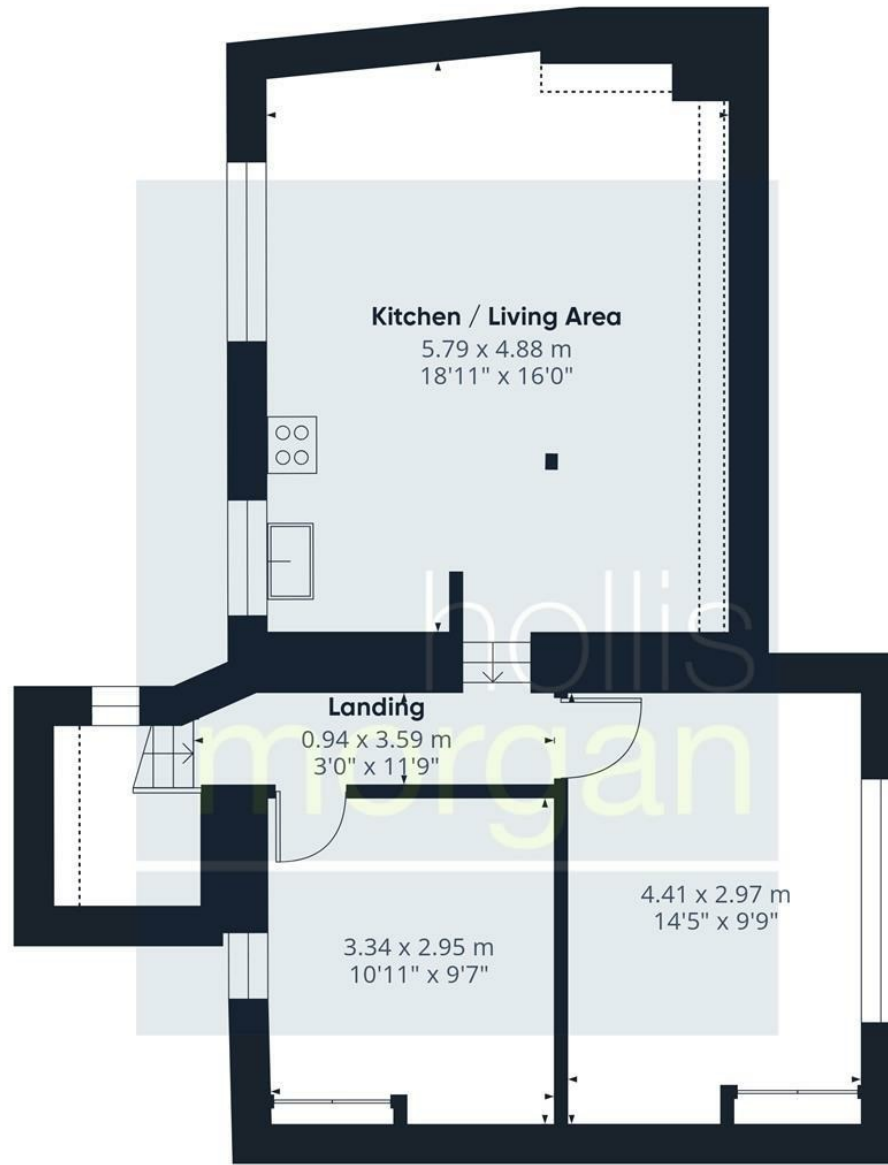
### Please Note

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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

59.2 m<sup>2</sup>  
635 ft<sup>2</sup>

**Reduced headroom**

2.1 m<sup>2</sup>  
22 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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

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