

estate agents **auctioneers**

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morgan**



Flat 1, 93 Redland Road, Redland, Bristol, BS6 6RB

£170,000

A Spacious Period Studio Flat Perfect for Investment or First Time Buy in excellend Redland Location

- Spacious Studio Flat
- Ideal First Time Purchase or Investment
- Chain Free
- Off Street Parking
- Redland Road Location
- High Ceilings

The Property

This large studio flat is situated on the hall floor of an imposing Victorian house nestled in the heart of Redland, tucked away from the hustle and bustle, yet offering an excellent position to the nearby amenities of Gloucester Road and Chandos Road and Redland Train Station. Deceptively spacious, the layout is well thought, thus taking full advantage of the generous footprint and ceiling height.

The kitchen area is accessed via a little alcove and offers good amount of storage with base and wall units in a beechwood colour and is fully equipped with washing machine, cooker and fridge. The wall area is fully tiled in black contemporary metro style tiles whilst the floor is laid with mock laminate flooring.

The shower room offers a white sink, wc and shower cubicle with mock laminate flooring.

The studio benefits from plenty of natural light with its large bay window and the ceiling is embellished with a beautifully intricate cornice

Finally the property has an off street parking space and use of communal gardens to the front of the building.

Location - Redland

Redland is among the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Down, excellent amenities on the nearby Gloucester Road, Whiteladies Road and Park Street providing a wide range of supermarkets, shops, restaurants and pubs. Additionally there is excellent access to the City, Bristol Temple Meads and the national rail network, and with easy access to Cribbs Causeway and the region's motorway network.

Other Information

One allocated off street parking space

Tenure: Leasehold of 999 years from 1985 (962 remaining)

Management Fee: £50 per month

Management Company: Owners Consortium

Ground rent: £20 per annum

Council Tax Band: A

Please Note

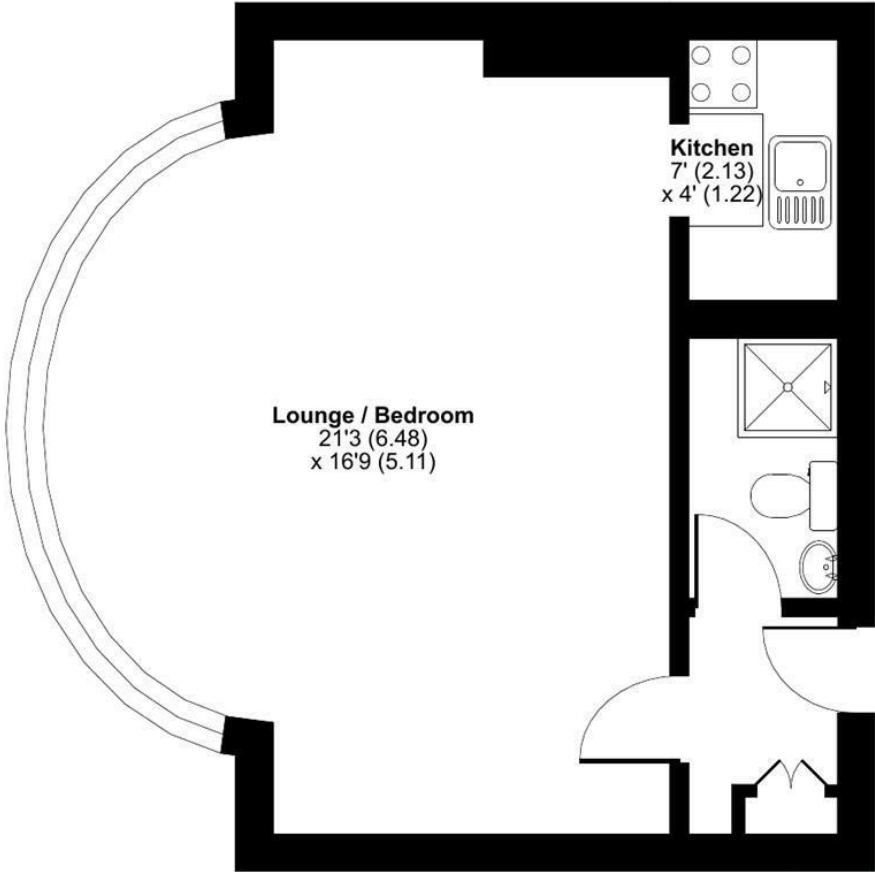
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Redland Road, Redland, Bristol, BS6

Approximate Area = 399 sq ft / 37.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Hollis Morgan. REF: 816723



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

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