First Floor Flat, 33 Aberdeen Road, Redland, Bristol, BS6 6HX

£290,000

Hollis Morgan - A stylish, spacious and well presented two bedroom first floor apartment located within easy walking distance of shops and amenities found on Whiteladies Rd, St Michaels Hill and Cotham Hill as well as being in close proximity to Bristol Uni.

- Two Bedrooms
- Bright And Airy
- Spacious Throughout
- Double Glazing
- Attractive Period Property
- Separate Kitchen
- Convenient Location
- Ideal First Time Purchase or Investment Property

The Property
The property consists of a large, bright and airy reception room located at the front of the building with feature gas fire and taking advantage of a large modern double glazed bay sash window providing an attractive southerly outlook.
A kitchen is adjacent and can be separated with double doors. There is a range of timber shaker style cupboards and a solid wood worktop, Belfast sink, large pantry style cupboard and plumbing for washing machine and dishwasher.

At the rear of the building and also benefiting from a large bay window, the master bedroom is a grand and generous room with a pleasant aspect.

Finally a further bedroom and well equipped shower room completes the accommodation along with a separate storage cupboard off the hall.

Location
Redland is amongst 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.
With a choice of nearby Redland Green & Cotham secondary schools, both of which have an outstanding OFSTED Rating, as well as 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, Redland remains an incredibly popular family suburb.

Other Information
Leasehold. Residue of 999 years
Ground Rent: £6.10 per annum
Management Fee: £40

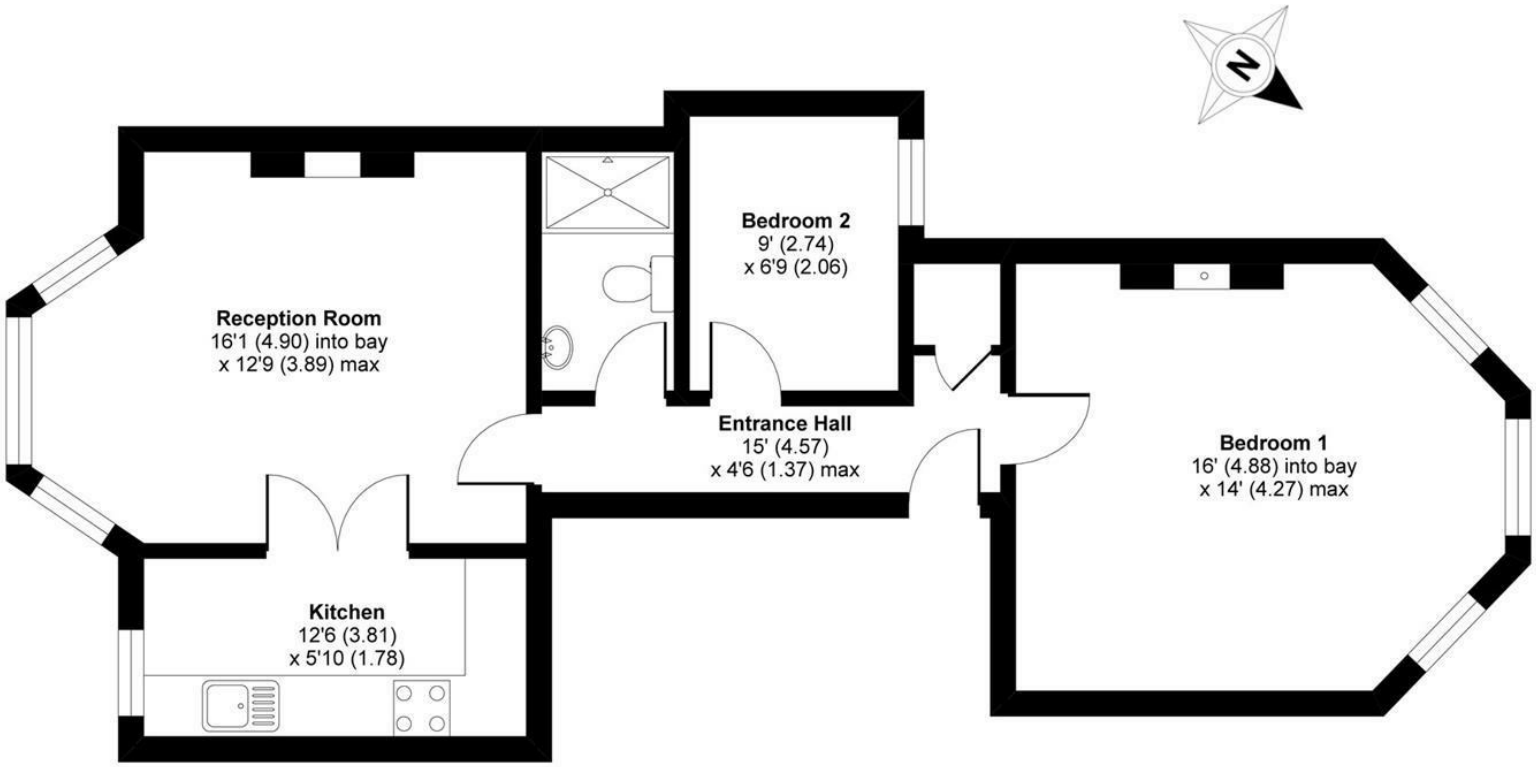
Council Tax Band: B

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.

Aberdeen Road, BS6

Approximate Area = 644 sq ft / 59.8 sq m

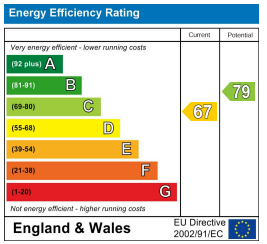
For identification only - Not to scale

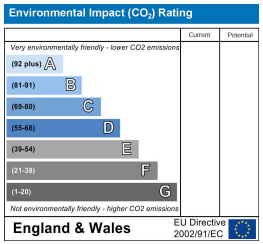


FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 650460





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