

estate agents **auctioneers**

**hollis
morgan**

First Floor Flat, 72 Coldharbour Road, Redland, Bristol, BS6 7LX
Offers Invited £355,000

Hollis Morgan - A spacious flat, circa 860 sq ft, occupying the first floor of this impressive period building. The property is offered with no onward chain, two double bedrooms and gas central heating.

- Two Double Bedrooms
- First Floor Flat
- Spacious Accommodation (860sq ft)
- Impressive Period Building
- Large Bay Windows
- Popular Location
- Gas Central Heating
- Chain Free

The Property

This spacious (860 sq ft) apartment occupies the first floor of this imposing Victorian semi-detached property, located in Redland, one of the most sought after suburbs in the city.

A large reception room is situated at the rear of the building and the impressive bay window allows for plenty of natural light to fill the space as well as a pleasant out look

The modern kitchen provides plenty of storage in a range of white gloss wall and base units with a solid wood worktop. In addition, there is a gas hob with extractor over, electric oven, stainless steel sink & drainer with mixer tap over, tiled splash backs and plumbing for washing machine.

The master bedroom is a grand space which also has the benefit of a large bay window as well as plenty of floor space for a range of bedroom furniture and the second double bedroom is also generous space.

Completing the accommodation is a contemporary bathroom suite with shower over bath, basin and WC.

Location

Coldharbour Road is superbly located in Redland within easy reach of The Downs, local amenities and Schools rated Outstanding by OFSTED.

Redland is amongst the most sought after and coveted locations in the city and remains and incredibly popular family suburb. Offering a mix of suburban convenience with open green spaces such as Durdham Downs which is within 300m, excellent amenities on the nearby North View, Whiteladies Road and Park Street provide a wide range of supermarkets, shops, restaurants and pubs.

Westbury Park Primary School & Redland Green secondary school are nearby and both of which have an outstanding OFSTED Rating. and in addition, there is excellent access to the City as well as being conveniently located to Cribbs Causeway and the region's motorway network.

Other Information

Leasehold. Residue of 999 years

Ground Rent: £25 per annum

Management Fee: TBC

Council Tax Band: C

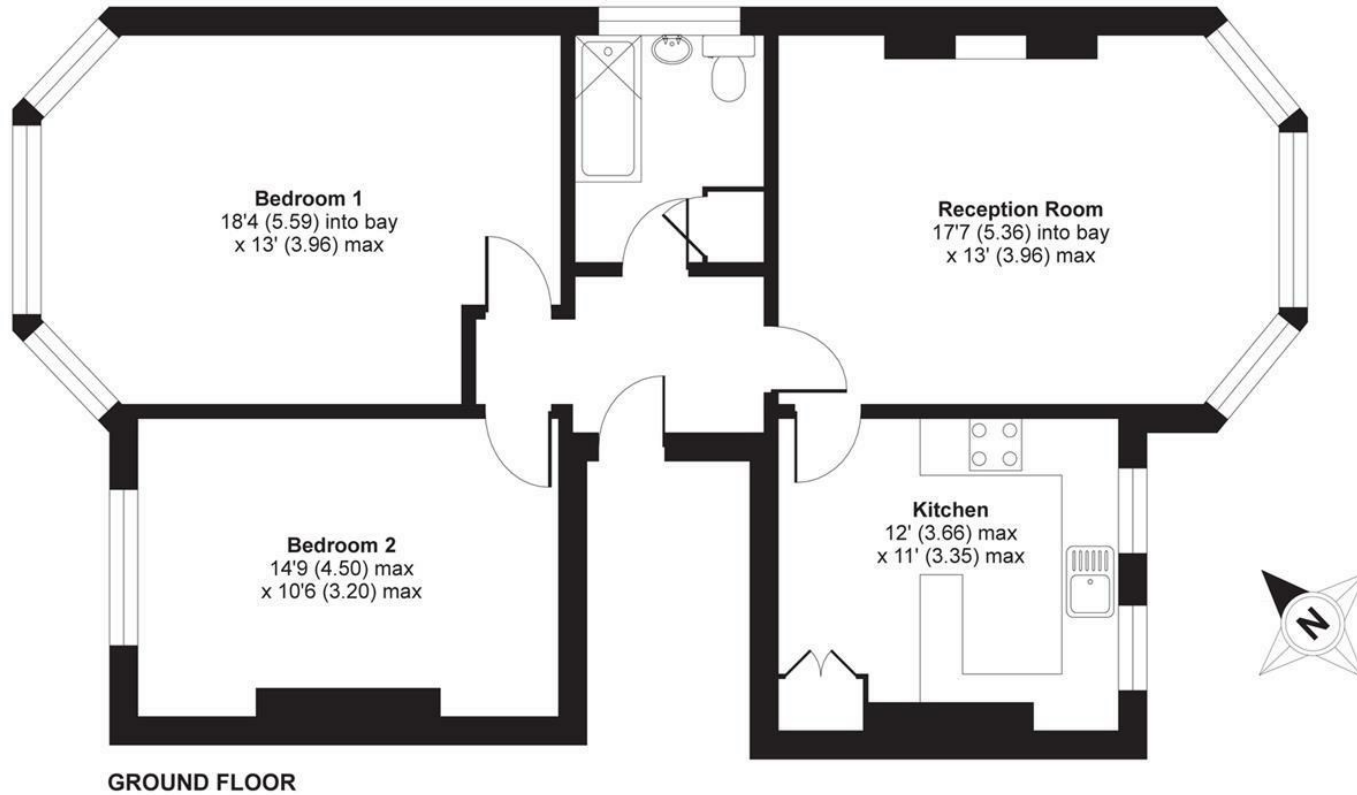
Please Note

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.



Coldharbour Road, Redland, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT 79.8 SQ METRES



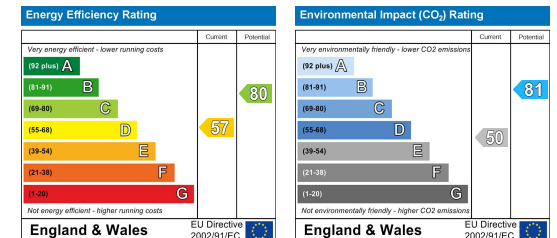
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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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