estate agents auctioneers

hollis morgan

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

**£170,000**

A Spacious Period Studio 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.

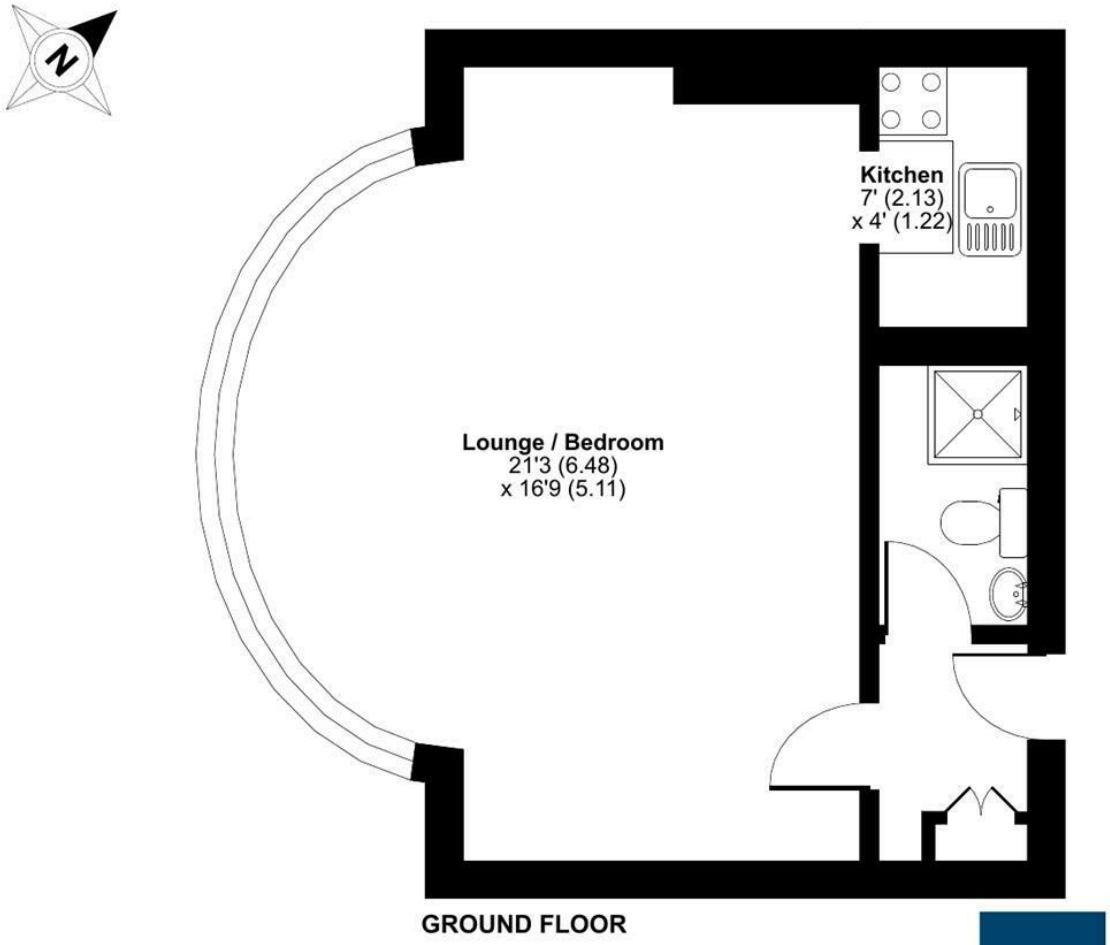
**Other Information**
One allocated off street parking space
Tenure: Leasehold of 999 years from 1985 (962 remaining)
Management Fee: £50 per month
Management Company: Owners Consortium
Ground rent: £20 per annum
Council Tax Band: A

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Redland Road, Redland, Bristol, BS6

Approximate Area = 399 sq ft / 37.1 sq m

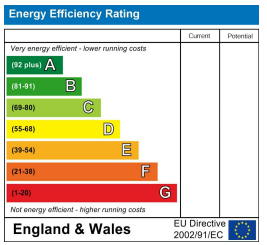
For identification only - Not to scale

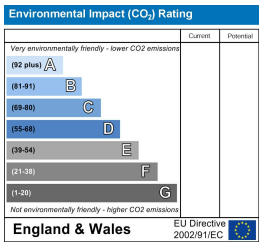



GROUND FLOOR

Certified Property Measurer

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





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