

estate agents **auctioneers**



Garden Flat, 27 Clarendon Road, Redland, Bristol, BS6 7EX  
£335,000

Hollis Morgan - A spacious 860 Sq Ft garden apartment with double bedrooms, secluded garden and private entrance.

### Description

A light and spacious garden apartment situated in an imposing period property that combines modern touches whilst retaining period features such as ornate fireplaces and sash windows. The bright and airy accommodation is accessed via a landscaped pathway to the back of the property. Internally the accommodation comprises entrance hall, bright and airy living room with period fireplace, spacious modern kitchen with adjacent utility room and large storage area. The master bedroom benefits from a built in wardrobe and large bay window with a well proportioned second bedroom completing the accommodation.

### Location

Clarendon Road is located within a short level stroll of the shops, cafes and restaurants of Whiteladies road and Chandos Road. Redland Green Secondary and Cotham School are also located in close proximity. The City Centre is within two miles, with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive new Cabot Circus shopping and lifestyle complex. Redland also offers easy access to the M4 and M5 motorways.

### Living room

13'11" x 12'10" (4.26 x 3.93)

Full Height sash window to rear, wood laminate flooring, high ceilings, period fireplace, TV point, radiator.

### Kitchen

22'10" x 7'10" (6.98 x 2.39)

Tiled floor, window to front, matching wall and base units, gas hob with extractor over. Oven, integrated dishwasher. In laid ceramic sink and mixer tap, solid wood worktops, tiled splash backs, combi boiler, radiator, space for dining table.

### Bedroom 1

17'5" x 12'1" (5.32 x 3.69)

Sash bay window to front elevation, radiator, storage cupboard, mezzanine storage space.

### Bedroom 2

10'8" x 7'3" (3.27 x 2.23)

Window to front, radiator, ample storage space.

### Bathroom

Tiled floor, mains fed shower over bath, WC and basin, heated towel rail, airing cupboard.

### Utility room

6'3" x 5'0" (1.91 x 1.54)

Plumbing for washing machine.

### Additional Storage/Cellar room

15'11" x 5'0" (4.87 x 1.54)

### Patio/courtyard

Private Courtyard/patio to the rear with established borders with planting ideal for al fresco dining.

### Tenure & Management Information

Management fee: £60pcm

Leasehold: Residue 999 years



27 Clarendon Road, Redland, Bristol, BS6 7EX  
 APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT 79.76 SQ METRES



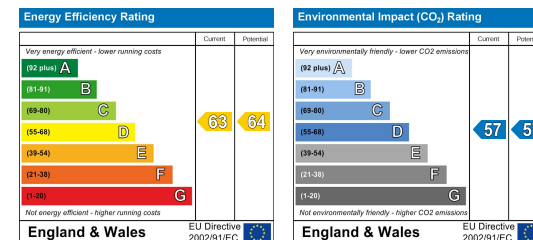
GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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