

estate agents **auctioneers**

**hollis  
morgan**

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**hollis  
morgan**  
for sale

Top Floor Flat, 6 The Glen, Redland, Bristol, BS6 7JH  
£365,000

Hollis Morgan - A spacious (1113sqft) split level apartment located in a popular residential enclave of Redland. Offered with no onward chain.

- Two Double Bedrooms
- Spacious & Well Proportioned
- Split Level
- Within Walking Distance of Local Amenities
- 'Outstanding' Primary & Secondary Schools Nearby
- Impressive Period Building
- Gas Central Heating
- No Chain

#### The Property

This generously proportioned split level apartment occupies the top floors in this handsome Edwardian mansion house.

Situated on the lower level and featuring a vaulted double glazed dormer window which in turn provides fine, uninterrupted views over local area and the city beyond, the traditional kitchen is well appointed and provides ample storage space in the matching 'Shaker' style wall and base units finished with a solid Oak worktop. Also benefiting from the impressive rear aspect, a large breakfast bar provides a casual dining area as well as additional storage space.

Stairs lead up to the large and airy, yet homely reception room which is enhanced by vaulted ceilings and double glazed, timber windows to the rear.

There are two double bedrooms, both of which are impressively proportioned and completing the accommodation, there is an equally good sized and well finished family bathroom which features mains fed shower over bath, w/c, basin and heated towel rail as well as a utility space.

The property is offered with no onward chain.

#### Location

The Glen is a pretty street, quietly tucked away but 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.

#### Tenure / Management Info

Leasehold.

Management Fee: TBC

#### 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.





First Floor

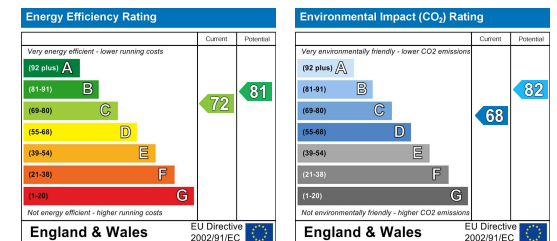
Total Area: 1113 ft<sup>2</sup> ... 103.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

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