Garden Flat, 2 Aberdeen Road, Redland, Bristol, BS6 6HT

£310,000

A charming two bedroom lower ground garden flat with open plan living space and an attractive split level private courtyard. Conveniently located within one of Bristol's premier postcodes and within easy walking distance of the popular range of amenities found on Cotham Hill, Whiteladies Road, Clifton Village and also the City Centre.

- Two Bedrooms
- Private Garden
- Private Entrance
- Open Plan Living
- Fantastic Location
- Close To Amenities
- Within Walking Distance of Clifton Down Station
- Chain Free

The Property
Accessed via its own private entrance, this comfortable lower ground floor apartment provides plenty of internal accommodation as well as further benefitting from private outside space.

The open plan living space is set at the front of the property and benefits from a sash window and feature 'inglenook' style fireplace.
The kitchen provides plenty of storage and work top space which is further complimented by a sizeable island.

Off a large central hall access is provided to the two bedrooms at the rear with the master also offering in built storage and access to the low maintenance, split level courtyard garden.

A part tiled bathroom completes the internal floorspace and provides electric shower over the bath, basin, low level WC and heated towel rail.

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
Management Fee: £50 pcm

Council Tax Band: B

Please Note
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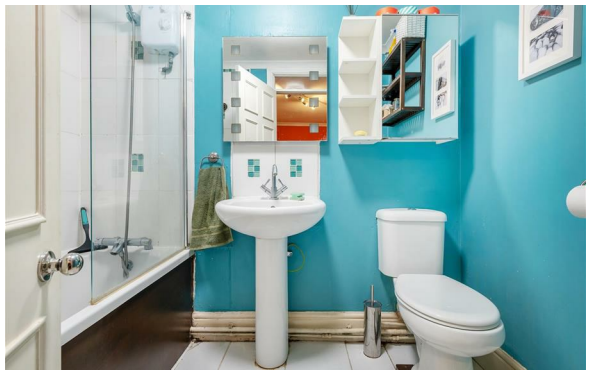
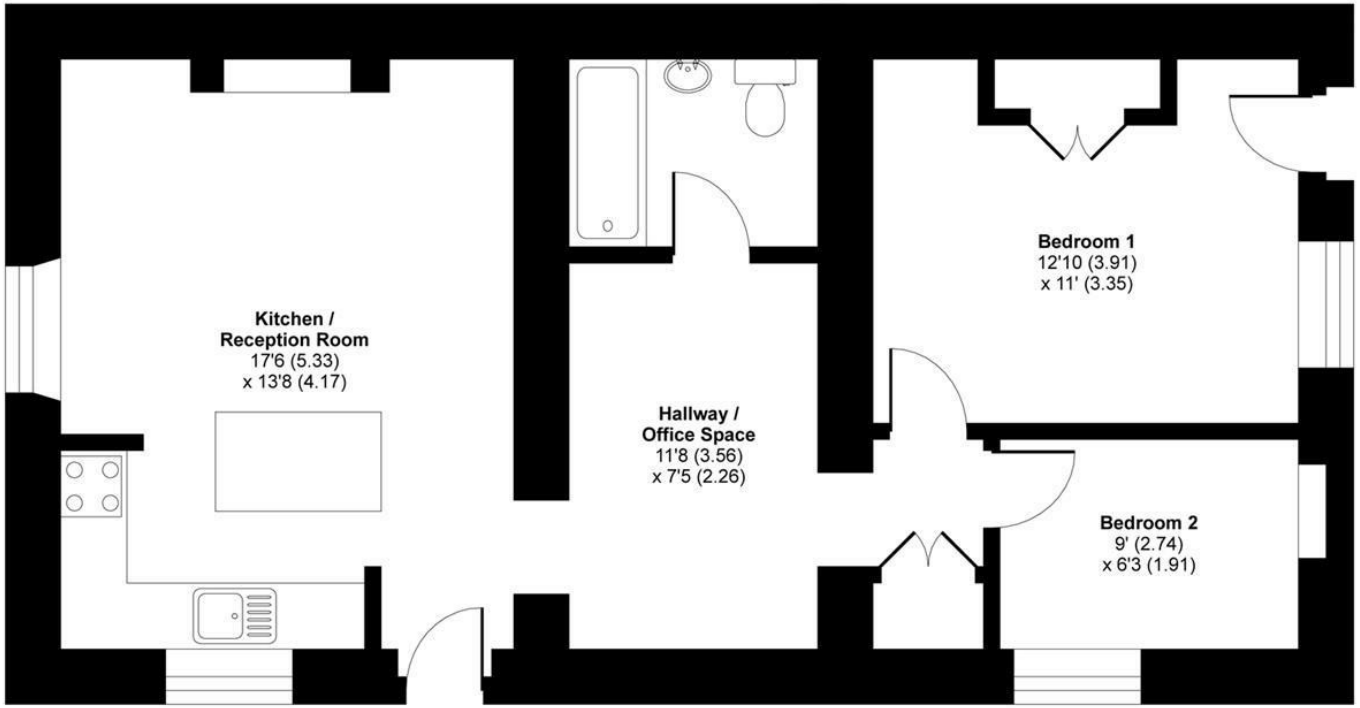


Aberdeen Road, Redland, Bristol, BS6

Approximate Area = 665 sq ft / 61.7 sq m

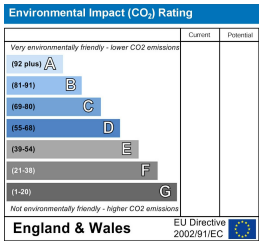
For identification only - Not to scale



LOWER GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 772176



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