estate agents auctioneers

hollis morgan

FFF, 12 Blenheim Road, Redland, Bristol, BS6 7JW

£460,000

BACK TO MARKET 5TH JULY - A well presented first floor flat positioned in an attractive Victorian property located in the heart of Redland, offering three double bedrooms, modern kitchen/bathroom and spacious living accommodation.

- Three Double bedrooms
- Master with ensuite
- Gas central heating
- Redland/ Westbury Park Location

**The property**
A well maintained first-floor flat nestled within a Victorian building in the sought-after area of Redland. The property offers a light and airy accommodation filled with period features such as high ceiling, dado rails, high skirtings and stained glass window. The spacious apartment occupies the entirety of the first floor; upon entry, one is greeted by a large hallway, leading to two double bedrooms situated at the front of the building. The master bedroom boasts a generous bay window and an attached ensuite shower room. Whilst, positioned towards the rear of the property lies another double bedroom and a generous living room, filled with natural light through the large windows. Finally, there is a separate kitchen fitted with a quaker style kitchen and equipped with a fridge/freezer, dishwasher, and washing machine and alongside is the bathroom furnished with a three-piece suite.

**Location - Redland**
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 Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Redland remains an incredibly popular family suburb.

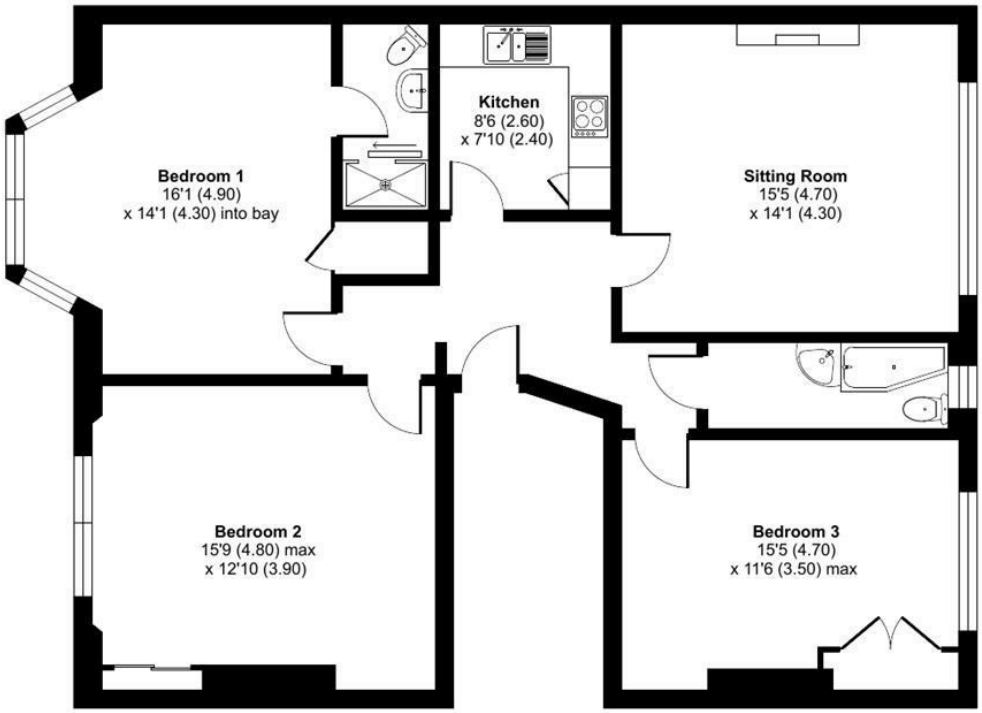
**Other Information**
Leasehold: residue of 999, circa 957 years
Management Fee: £50 pcm
Ground rent: £20
Council Tax Band: D

**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.

# Blenheim Road, Bristol, BS6

Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale

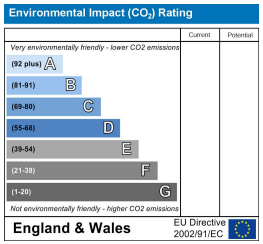



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1120794





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