estate agents auctioneers

hollis morgan

Garden Flat, 15 Waverley Road, Redland, Bristol, BS6 6ES

£399,950

Hollis Morgan - A spacious and immaculately presented two double bedroom/bathroom apartment with private garden.

- Private Entrance
- Beautifully Presented
- Two Double Bedrooms
- En Suite Shower Room
- Private Gardens
- Gas Central Heating
- No Onward Chain

**The Property**
This well-appointed apartment occupies the lower ground floor level of a charming Victorian terrace and is accessed via a private entrance, the generous ( Circa 800 Sq Ft ) accommodation boasts a modern fitted kitchen with solid oak worktops and a range of integrated appliance's, 18 x 13 ft open plan lounge with feature fire place and bay window to rear, two double bedrooms, No 1 benefiting from a stylish tiled en suite shower room with basin, W.C and overhead head shower. Completing the accommodation is a three piece bathroom suite with W.C, basin, bath with overhead shower and towel rail. To outside the property prospers further from a landscaped front garden and private rear garden with decked area, perfect for alfresco dining.

**Location - Redland**
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 walking distance, 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.

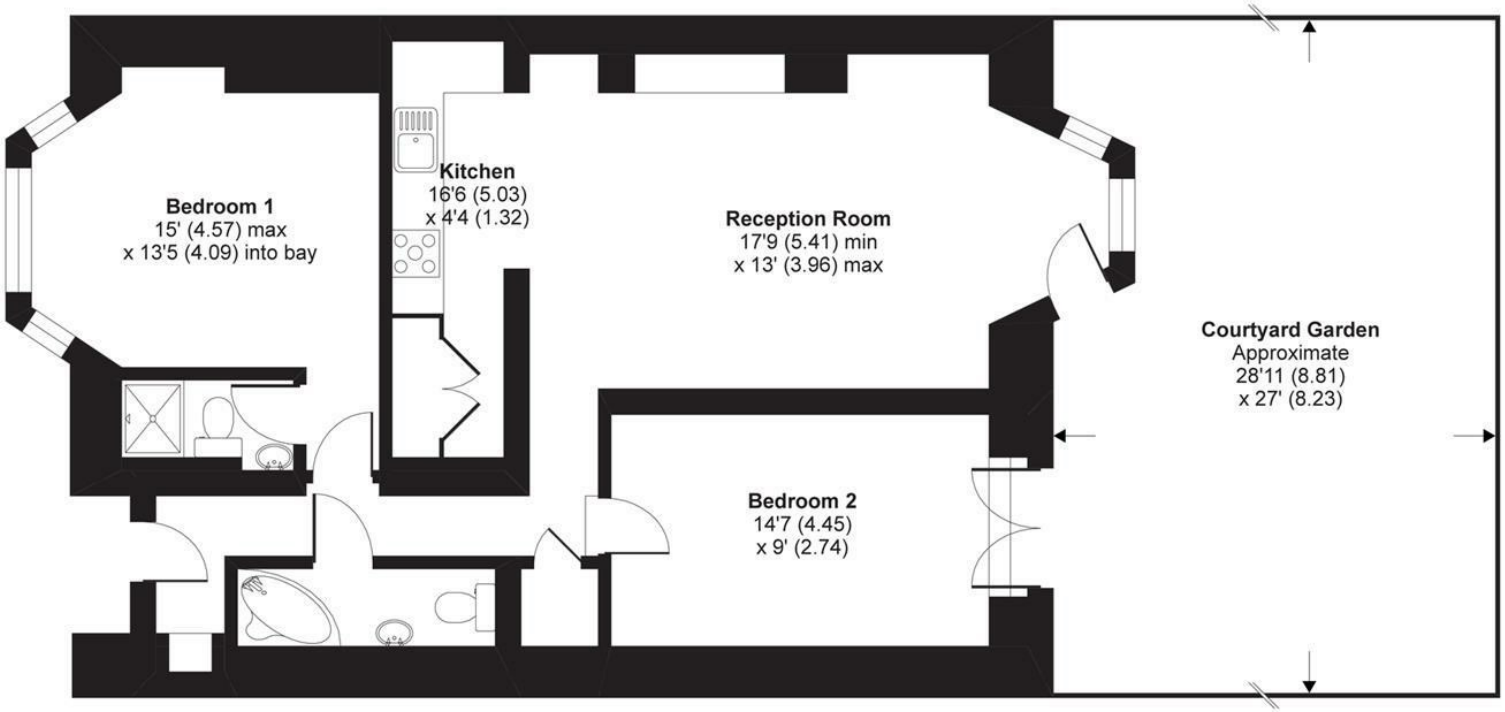
**Other Information**
Leasehold:
Management Fee: £140 per month
Ground Rent: £12 per annum

Council Tax Band:

**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.

# Waverley Road, Redland, Bristol, BS6 6ES

APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT 75.4 SQ METRES




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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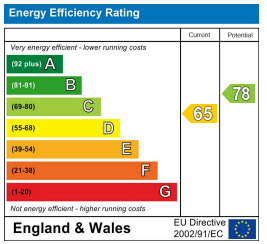


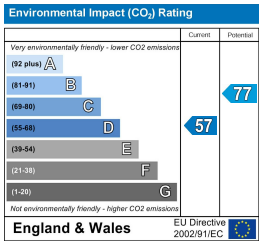


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