

A row of three-story stone terraced houses with bay windows and a central entrance with a glass porch. A white van and two cars are parked on the street in front. A 'hollis morgan for sale' sign is visible near the central house.

estate agents **auctioneers**

The logo for Hollis Morgan, featuring the company name in white and green text on a dark blue rectangular background.

First Floor Flat, 33 Aberdeen Road, Redland, Bristol, BS6 6HX
£290,000



hollis
morgan

A white Westfalia Transit motorhome is shown from a rear three-quarter view. It features a large roof rack, a rear window with curtains, and a side window. The text "WESTFALIA" is visible on the upper rear, and "TRANSIT motorhome LX" is on the lower rear. The vehicle is parked on a paved surface with a wooden building in the background.

Hollis Morgan - A stylish, spacious and well presented two bedroom first floor apartment located within easy walking distance of shops and amenities found on Whiteladies Rd, St Michaels Hill and Cotham Hill as well as being in close proximity to Bristol Uni.

- Two Bedrooms
- Bright And Airy
- Spacious Throughout
- Double Glazing
- Attractive Period Property
- Separate Kitchen
- Convenient Location
- Ideal First Time Purchase or Investment Property

The Property

The property consists of a large, bright and airy reception room located at the front of the building with feature gas fire and taking advantage of a large modern double glazed bay sash window providing an attractive southerly outlook. A kitchen is adjacent and can be separated with double doors. There is a range of timber shaker style cupboards and a solid wood worktop, Belfast sink, large pantry style cupboard and plumbing for washing machine and dishwasher.

At the rear of the building and also benefiting from a large bay window, the master bedroom is a grand and generous room with a pleasant aspect.

Finally a further bedroom and well equipped shower room completes the accommodation along with a separate storage cupboard off the hall.

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
Ground Rent: £6.10 per annum
Management Fee: £40

Council Tax Band: B

Please Note

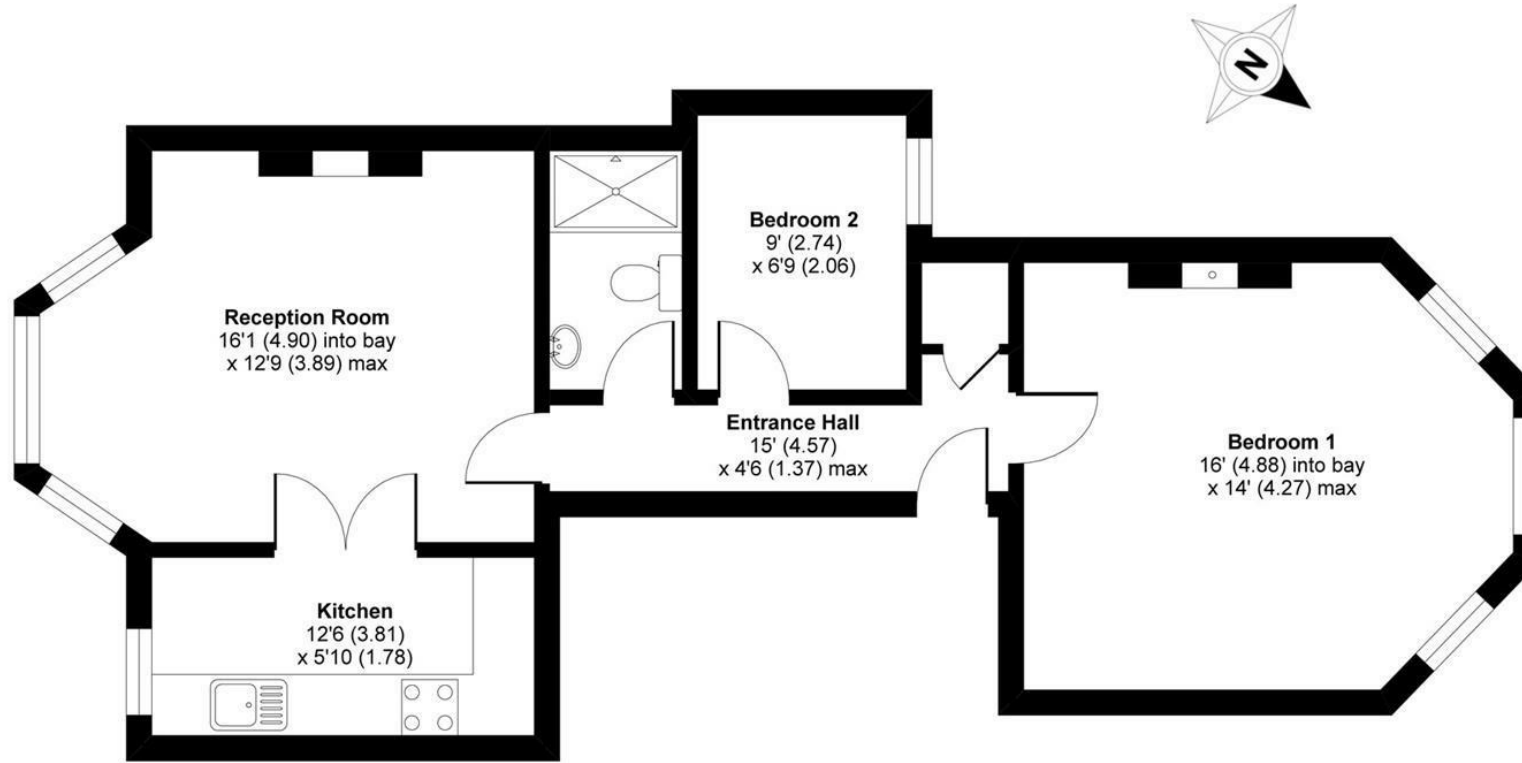
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Aberdeen Road, BS6

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 650460

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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