

estate agents **auctioneers**

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morgan**

Grosvenor
Court

Flat 7, Grosvenor Court 3, Westfield Park, Redland, Bristol, BS6 6LT
£360,000

A bright and spacious (844 sq ft) purpose built apartment with 2 bedrooms and allocated parking, located yards from Whiteladies Road.

- Moments from Whiteladies Road
- 2 Double Bedrooms
- Open plan Layout
- Allocated Parking
- Bright & Airy
- No Chain
- Purpose Built
- Lift
- Shared Garden

The Property

A very well-presented apartment; positioned in a highly convenient location, just moments from Whiteladies Road, with a lift, allocated off street parking and a shared garden.

Upon entering the property, you are welcomed by a generous open hallway with bedroom accommodation at the rear and the living space to the front. Recently re-decorated, the property benefits from fresh, neutral colour tones and new carpets throughout.

The living room enjoys sunny aspect and views of the trees and street. To the left of the doorway is the living/seating area and to the right the generous kitchen/dining area with plenty of room for a dining table and chairs which will comfortably seat 4 people.

Within the kitchen is an array of wall and base units to provide storage, as well as built in appliances including a washer/dryer and dishwasher. There's a large range style electric oven and hob, an extractor fan and free-standing fridge/freezer.

At the rear of the property are two double bedrooms with built in wardrobes and modern, energy efficient electric remote controlled radiators.

Also off the hallway is the bathroom with full sized bath, electric shower, sink and heated towel radiator; a separate WC and the airing cupboard with recently installed hot water tank and pump system.

In the car park is an allocated parking space and storage cupboard.

This property offers a great opportunity to live in a sought-after location amongst a vast variety of amenities and transport links.

Location

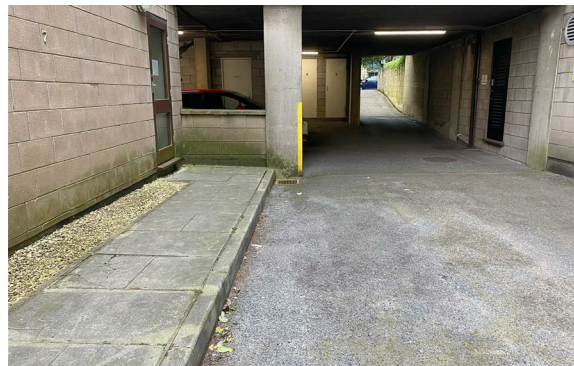
Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby. In addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

Other Information

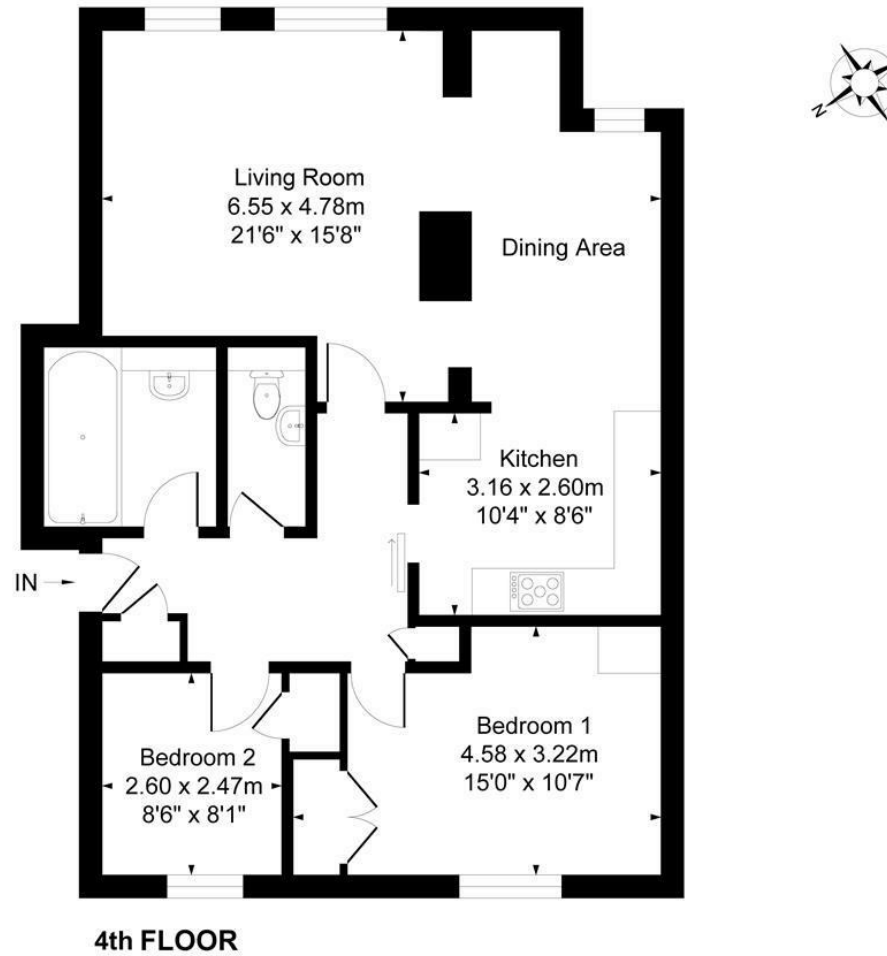
Leasehold - - 954 years remaining
Share of the freehold
Management Fee: £2,800 pa
Ground Rent £0
Council Tax Band: C

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 be 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.



APPROX. GROSS INTERNAL FLOOR AREA 844 SQ FT 78.37 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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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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