



**MAGGS
& ALLEN**

**TFF, 8 ABERDEEN ROAD
REDLAND, BRISTOL, BS6 6HT
Price Guide £200,000**

Occupying the top floor of a handsome Grade II listed building and boasting a larger than average footprint comes this split level one-bedroom flat. Ideal as an investment or first time purchase and offered with no onward chain.

Property Description

From the private staircase, there is a spacious landing with access to all rooms and a storage cupboard. This is well lit by newly fitted, large Velux window and features original balustrading.

Through to the sitting/dining room at the front elevation of the property, there is a large window providing stunning views of Redland and beyond. This is a very comfortable size, able to accommodate a lounge and dining area. Located off here is a kitchen in need of modernising.

To the other side of the flat, there is a double bedroom and a shower room, equipped with a low level WC, walk-in shower room and wash hand basin.

The flat will need renovation throughout, but perfect for buyers looking for a project in a desirable location.

Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's. Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University.

Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond. Diverse dining options, family-friendly amenities, and a blend of history and modernity make Redland a special destination within Bristol's vibrant tapestry.

Additionally, Clifton Down train station is conveniently nearby, making it ideal for commuters.

Lease Information

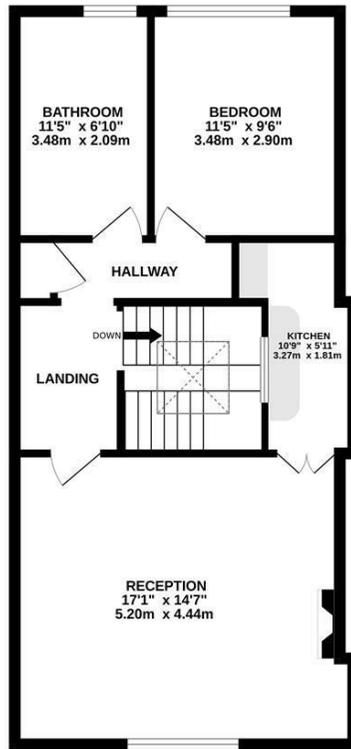
Lease length: 954 years remaining

Annual Ground Rent: £20

Management Fee: £840 per annum and includes maintenance of communal areas and building insurance.



2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- One-bedroom flat
- In need of full renovation
- Spacious sitting/dining room
- Popular location
- Occupying the top floor of a handsome Georgian building
- Separate kitchen
- Stunning views from the lounge/diner

Guide Price: £200,000

Tenure: Leasehold

Council Tax Band: B

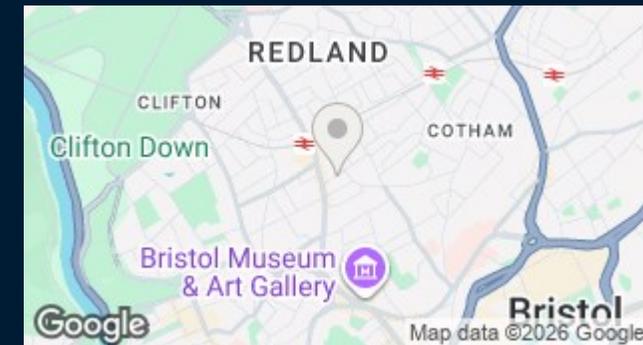
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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