



MAGGS
& ALLEN

90A CRANBROOK ROAD
REDLAND, BRISTOL, BS6 7DB
£415,000

Occupying the first and second floors of an attractive 1920s building comes this three double bedroom maisonette. Located on the ever-popular Cranbrook Road, the property boasts generous proportions, two bathrooms, retained period features and tasteful décor throughout. Offered to the market with no onward chain.

Summary

Benefiting from its own private entrance, the front door opens into a ground floor entrance hall, with stairs rising to the accommodation. From here, a wide landing with stripped floorboards provides access to the principal rooms, as well as a staircase ascending to the second floor.

Towards the front of the property, you will find a large, bay-fronted reception room providing ample space for both living and dining. Boasting high ceilings, picture rails, stripped floorboards, a fireplace and a south-westerly facing aspect ensuring the space is well-lit throughout the day. The property further benefits from a separate kitchen; comprising a range of base and wall-mounted units with solid wood worktops. Integrated appliances include an electric oven, electric hob with extractor and stainless steel sink. Further space is available for a free-standing washing machine and fridge/freezer.

Adjacent, the main bedroom is a very generous double and benefits from a feature fireplace, high ceilings and picture rails, as well as a window to the rear elevation.

Completing the floor is a well-sized, family shower room encompassing a toilet, sink and large bath with shower over. Further space is available for a free-standing tumble dryer.

Ascending to the second floor, the landing enjoys ample natural light through a skylight, and provides access to Bedrooms 2 & 3. Both bedrooms are well-sized doubles, with feature fireplaces and double glazed windows. Off the second bedroom, you will find a well-appointed en suite comprising a toilet, sink and shower unit.

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely 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, whilst neighbouring Westbury Park - on its doorstep - offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Schools

- Redland Green School - Distance: 0.24 miles
- St Bonaventure's Catholic Primary School - Distance: 0.33 miles
- Bishop Road Primary School - Distance: 0.46 miles
- Westbury Park School - Distance: 0.6 miles

Lease information

We understand the property is leasehold with 961 years remaining on the lease.

We understand there is no ground rent.

We understand there is no service charge.

We understand there is a criss-cross lease with the ground floor flat.

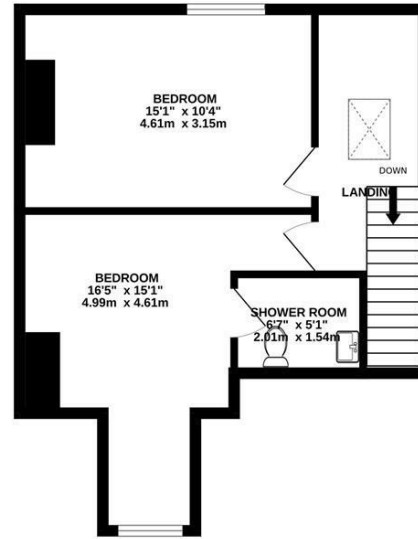
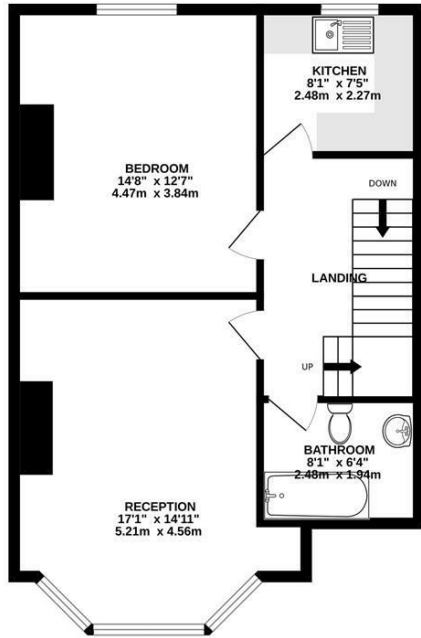
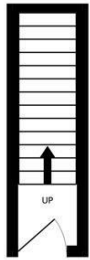
This information should be checked with your legal advisor.



GROUND FLOOR
45 sq.ft. (4.1 sq.m.) approx.

FIRST FLOOR
593 sq.ft. (54.7 sq.m.) approx.

SECOND FLOOR
423 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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 mis-statement. 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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- A three-double bedroom, first floor maisonette
- Located within a 1920s building, retaining a range of period features
- Large, bay-fronted reception room
- Separate, modern kitchen
- Family bathroom, plus en suite shower room
- Situated on a popular road, within the Redland Green School APR
- Offered to the market with no onward chain

Guide Price: £415,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

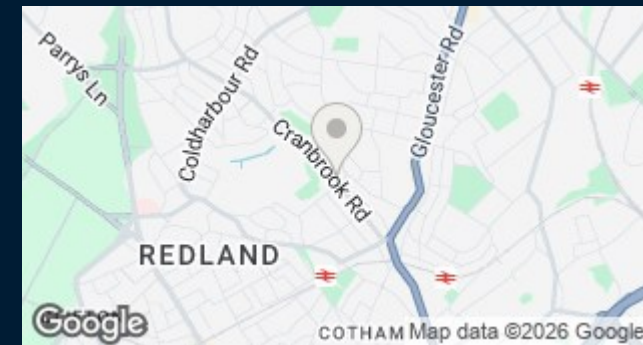
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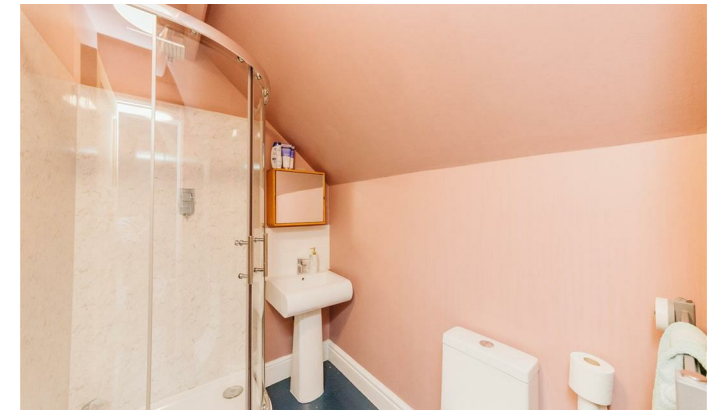
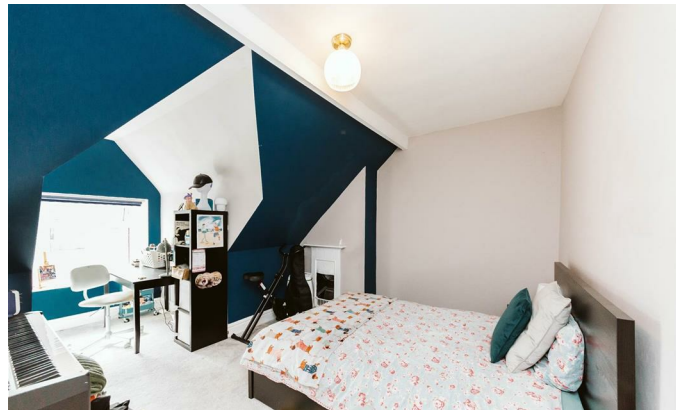
Local Authority: Bristol City Council

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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