



MAGGS  
& ALLEN

FLAT 2, REDLAND COURT  
REDLAND, BRISTOL  
£425,000

A light-filled, stunning hall floor apartment, fully refurbished to an exacting standard throughout offering two bedrooms and off-street parking, located just moments from Whiteladies Road.

### Vendor's Comments

"Redland is one of our favourite parts of Bristol with the leafy streets and wonderful architecture all around. The flat is in a superb location with great access to Whiteladies Road with an array of shops, bars, restaurants and cafes - Burra being one of our favourite little coffee shops. The flat itself has a cute and cosy feel to it, whilst also having an abundance of natural light with the large bay windows, having the sun shine through all day long."

### Accommodation

The refurbishment of this apartment has been handled with great care, resulting in a space that feels clean and modern without losing its sense of warmth. The interior is defined by a welcoming colour palette and an abundance of natural light that pours through large bay windows at both the front and rear of the property.

Upon entering the hallway, you are met by a beautifully finished four-piece bathroom. This space features a free-standing bath and a separate walk-in shower, all accented by gold-effect fittings and stylish tiling.

The bay-fronted kitchen and living area is equally impressive, seamlessly blending period charm with contemporary design. Original details like the cornicing, ceiling rose, and window shutters have been preserved, while the kitchen is fully equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher.

Both bedrooms are quietly positioned at the rear of the home. The master bedroom is a generous size, featuring its own large bay window and built-in storage. The second bedroom also includes a practical storage cupboard, with both rooms finished in the same tasteful, neutral décor found throughout the apartment.

### Externally

From Redland Park, a driveway leads to the rear of the building, where you will find the allocated car parking spaces for each of the flats.

To the front of the property there is a leafy communal garden with bike store, and the main entrance into what is a handsome Georgian building.

### Tenure

We understand the property is Leasehold, with 990 years remaining on the lease.



**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 an 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.

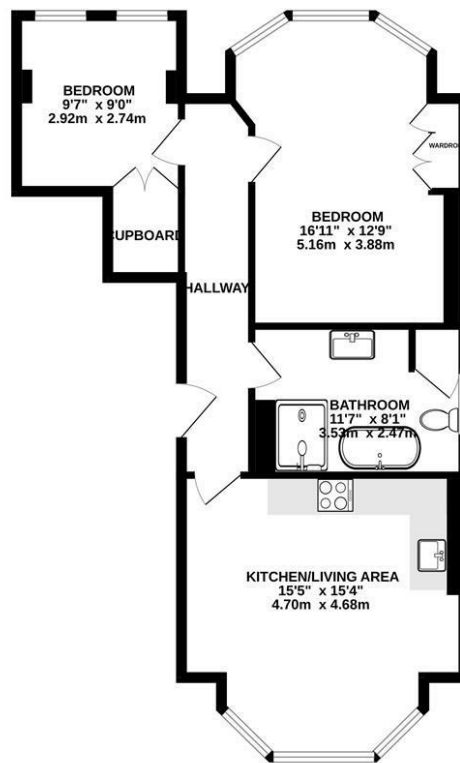
Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

**Schools**

- St Johns Church of England Primary School, Clifton - Distance: 0.27 miles
- Redland Green School - Distance: 0.4 miles
- Cotham School - Distance: 0.48 miles



HALL FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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