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GARDEN FLAT, 205 REDLAND ROAD

REDLAND, BRISTOL, BS6 6YS

Asking Price £435,000



A surprisingly spacious, superbly well-located two-bedroom garden flat with private entrance.

### Vendor's Comments

"Our flat has been the perfect home for our first years of raising a family, it is surprisingly spacious and the large bright bedrooms have made for a great nursery for our little ones. The back garden is a particularly peaceful spot to sit and enjoy the morning and early afternoon sun in the summer, as well as having the amazing green spaces of the Downs and Redland Green on our doorstep. We are within walking distance to everything we need in terms of shops, pubs/restaurants, nurseries, schools, and have great bus and train links down to the city centre within a short walk. We have loved living in this flat and will certainly be sad to leave."

### Property Description

The property can be access either via an internal staircase, or alternatively through a private entrance located at the rear of the property where the garden can also be found.

An open-plan living space provides access to each of the rooms, and features a handy storage cupboard. Décor is neutral and an archway into the hallway provides a characterful feature. The internal staircase also leads into the space from the communal entrance.

The bedrooms are located at the front of the property and are both comfortable doubles, including a bay-windowed master bedroom.

The kitchen and bathroom are both very well appointed, both having been fitted by the current owners. The kitchen features a range of base and wall-mounted units, while the bathroom comprises a modern three-piece suite including shower-over-bath, basin and WC.

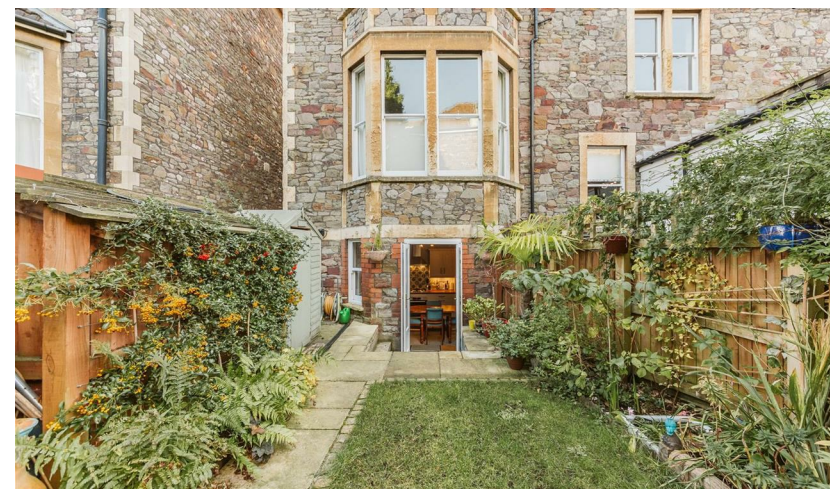
Externally there is a lovely, low-maintenance garden lovingly cared for by the current owners. Additionally there is a communal front garden which is also well-maintained and adds to the overall pretty frontage of the property.

### Schools

Westbury Park School - Distance: 0.17 miles

St Johns Church of England Primary School, Clifton - Distance: 0.42 miles

Redland Green School - Distance: 0.43 miles





## 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, whilst neighbouring Westbury Park - on its doorstep - offers an array 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 also an academic hub within the city.

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.

## Lease Information

There are 966 years remaining.

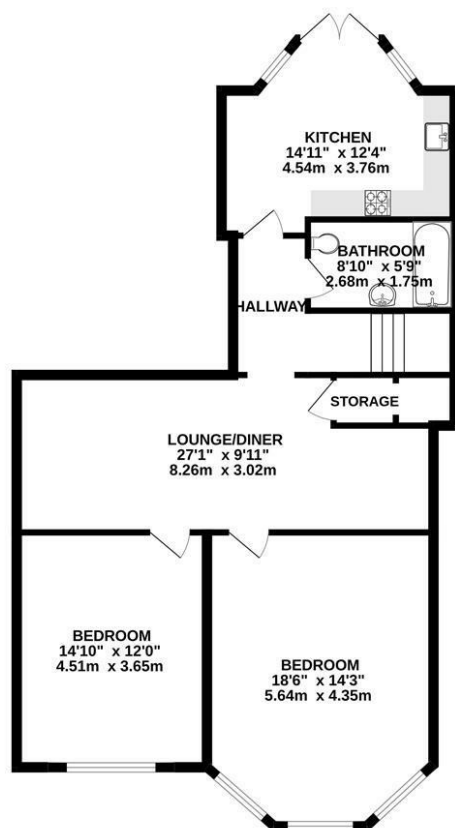
We have been informed that the ground rent is £25 per annum and service charge is £1728 per annum.

The service charge includes building insurance



GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.

HALL FLOOR  
46 sq.ft. (4.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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- Garden flat
- Two large double bedrooms
- Separate kitchen and living space
- A sought-after location close to the Downs and Whiteladies Road
- A low maintenance, private rear garden
- Access via internal staircase, or private entrance to rear
- Well-presented and fitted with a modern kitchen and bathroom

**Guide Price:** £435,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** D

**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.

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