



MAGGS
& ALLEN

FIRST FLOOR FLAT, 24 WEST PARK
REDLAND, BRISTOL, BS8 2LT
£435,000

A beautifully-presented, two double bedroom apartment occupying the first floor of an attractive Victorian building, located just a stone's throw from Whiteladies Road. Boasting generous living space, a modern kitchen and bathroom and a southerly-facing private balcony, this property is offered with no onward chain.

Approach

From West Park, an iron gate opens to a pathway leading to an original front door opening to the communal hallway. A staircase provides access to the first floor, and in turn the door to the first floor flat.

Property Description

Upon entering, you are greeted by a generous entrance hall with engineered oak flooring throughout; providing access to the accommodation. Useful loft spaces are accessible.

The main reception room is a well-sized living space featuring engineered oak flooring, high ceilings, original cornicing, a wood-burning stove and a large, double-glazed bay window to the front elevation. Ample space is available for both living and dining.

The kitchen is situated to the rear of the property, and has been thoughtfully designed to make the most of the available space - comprising a range of base and wall-mounted units with sleek gloss fronts and quartz worktops. Integrated appliances include a fridge/freezer, electric oven, induction hob with extractor and an undermount sink. Further space is available for a free standing washing machine and dishwasher.

The main bedroom is a sizeable double, and benefits from built-in wardrobes and a large floor-to-ceiling sash window providing access to the balcony. The second bedroom is also a good size, and makes for an ideal spare room and home office.

Accessible from both bedrooms, and perhaps one of this property's best features is its private, southerly-facing balcony. Spanning over six metres in width, the space is ideal for outdoor dining and for enjoying the sun throughout the day.

Completing the accommodation is a beautifully-fitted, three-piece shower room encompassing a large bath with shower, sink with fitted vanity unit and toilet.

Location

The property is located on a quiet residential road just off Whiteladies Road and Cotham Hill, placing it within easy reach of well-regarded independent cafés, bars, pubs, restaurants and shops. This is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture – which are also nearby.

Clifton Down Station and regular bus routes on Whiteladies Road provide convenient access across Bristol, while the city centre, Clifton Village and the Downs are all within walking distance.

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.

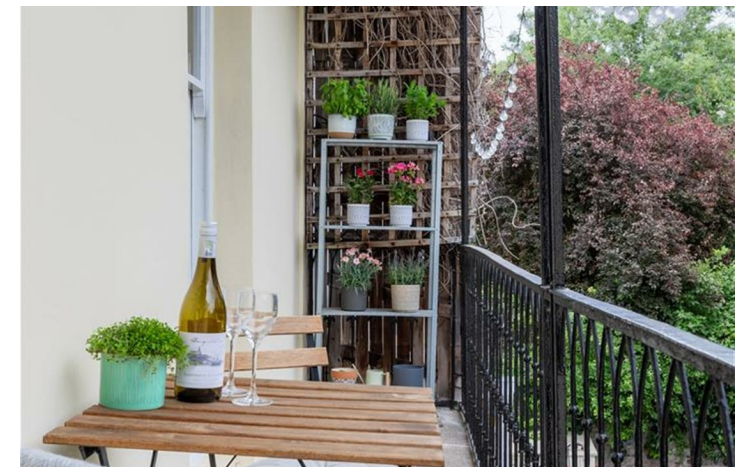
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Lease Information

We understand there are 958 years remaining on the lease.

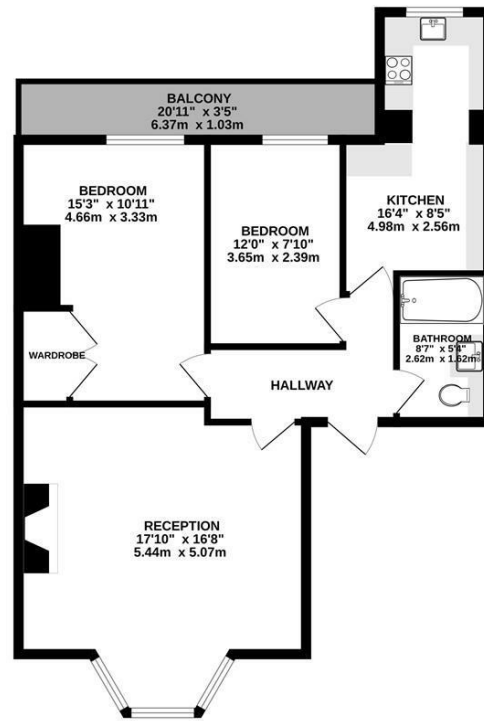
We understand there is an annual service charge of £2,740.60, which includes the building insurance and a £1,000 contribution to the sinking fund. There is no ground rent payable.

Please note these figures should be checked with your legal advisor.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

FIRST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 beautifully-presented first floor apartment
- Two generous double bedrooms
- A bright, bay-fronted living/dining area with wood-burning stove
- Separate, modern kitchen with ample storage space
- Well-appointed, contemporary bathroom
- Southerly-facing private balcony
- Situated within a quiet road, a stone's throw from Whiteladies Road
- Offered to the market with no onward chain

Guide Price: £435,000

Tenure: Leasehold

Council Tax Band: C

EPC Rating: C

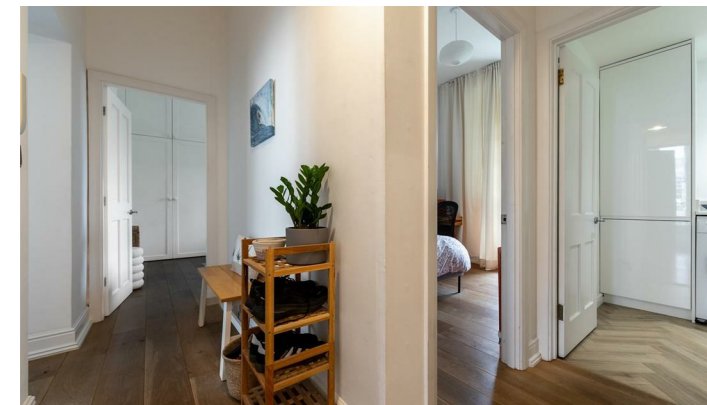
Local Authority: Bristol City Council

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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