



99B Redland Road, Bristol, BS6 6RA

Offers in excess of £230,000

Goodmove present this one-bedroom first floor apartment set within the highly sought-after Redland area of Bristol. The property offers comfortable accommodation, making it an excellent choice for a professional individual or couple looking for a stylish home in a popular and well-connected location.

The apartment features a welcoming living space, a well-equipped kitchen, a good-sized double bedroom and a modern bathroom. Depending on the apartment, additional benefits can include excellent natural light, period character, storage and attractive views across Bristol.

Redland Road is ideally located for enjoying everything the area has to offer, with a fantastic selection of independent cafés, restaurants, shops and everyday amenities close by. The open spaces of Durdham Downs and Redland Green are also nearby, while Redland railway station provides convenient connections and the surrounding area has excellent bus links into Bristol city centre.

With its combination of character, convenience and an enviable Redland location, this one-bedroom apartment would make a fantastic home for a professional or couple seeking easy access to the city while still benefiting from a desirable residential neighbourhood.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please



Leasehold Information

981 years remaining on the lease
Ground rent: £250 per annum
Maintenance charge: £1406.2
This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		



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