



Flat 1, 4A Warwick Road, Redland, BS6 6HE
Guide Price £250,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Flat 1, 4A Warwick Road, Redland, BS6 6HE

A superb one bedroom purpose built apartment with parking just a short walk from Whiteladies Road with its wide range of amenities and with great city centre access, an ideal investment or first time purchase.

Please call today to book your viewing and avoid disappointment.

- Superb Location
- Allocated Parking
- Well Presented
- One Double Bedroom
- Modern Open Plan Living Space
- Ideal Investment/First Time Buy

Location

The location of this flat is second to none, with Cotham Hill, Whiteladies Road, and Clifton Down train station all within easy reach. There are plenty of restaurants, cafes, and shops in the vicinity, as well as beautiful green spaces like Redland Green and Durdham Down for leisurely walks or picnics.

Bristol is a vibrant city with a rich history and plenty to offer residents and visitors alike. From the iconic Clifton Suspension Bridge to the bustling waterfront area, there is no shortage of things to see and do in Bristol. Culture lovers will enjoy exploring the city's many museums and galleries, while foodies can indulge in the diverse culinary scene.

Accommodation

Please see the floorplan for room measurements and layout.

Ground Floor

Communal Entrance

Via a communal entrance door to communal hallway and door to the apartment.

Hallway

Generous storage cupboard and doors to:

Open Plan Living Room

A good sized open plan living room with space for living, dining and kitchen areas. Included is a modern fitted kitchen area with storage units, work surfacing over, sink, integrated cooking appliances and spaces for white goods, there is a double glazed window to the front aspect, radiators and the room has fitted flooring.

Bedroom

A double bedroom with double glazed window to the front of the property and radiator.

Bathroom

Fitted with a three piece modern white suite comprising bath with shower over, wash basin and low level wc. Tiled surrounds, double glazed window to the side and a wall mounted gas boiler.

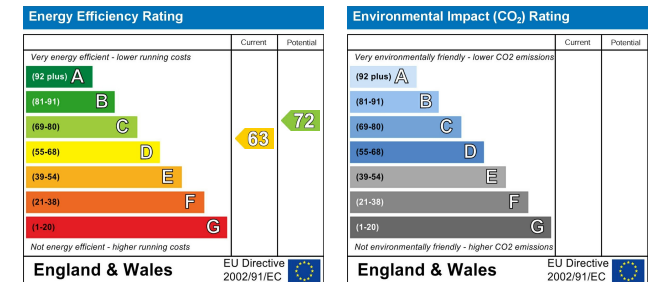
Outside

Parking

There is a allocated parking space to the front of the property.

Further Information

Leasehold - 999 Year Lease
Management Fee - £20 per month
Ground Rent - £25 per year
Bristol City Council - Band A



Bristol

156 Henleaze Road, Henleaze

Bristol, BS9 4NB

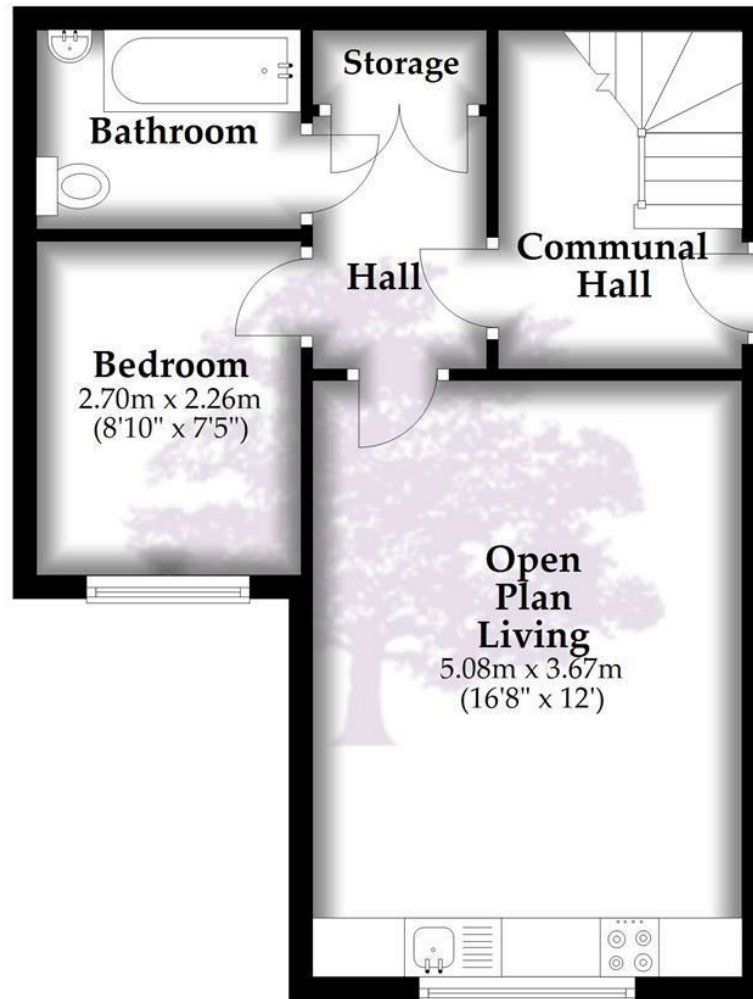
0117 213 0777

www.goodmanlilley.co.uk



Floor Plan

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 40.5 sq. metres (436.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.