



ST. OSWALDS COURT ST. OSWALDS ROAD,
REDLAND, BS6 7HX

**GOODMAN
& LILLEY**



AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS LIGHT AND AIRY TWO DOUBLE BEDROOM GROUND FLOOR, PURPOSE BUILT APARTMENT, LOCATED IN A SOUGHT AFTER AND QUIET CUL DE SAC IN REDLAND AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Location

Situated in a prime location on the Redland / Westbury Park borders, enjoying superb access to local schools such as Redland Green and Westbury Park, pubs, shops, Whiteladies Road, The Downs and the city centre.

Accommodation

Please see the floorplan for room measurements and layout.

Entrance

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

Entrance Vestibule

With fitted storage cupboard and inner door to the inner hall.

Hallway

With doors to all rooms, an airing cupboard and a second storage cupboard.

Sitting / Dining Room

With double glazed windows to both the front and side aspects, a double glazed door to the apartments patio area and on into the communal gardens.

Kitchen

A fitted kitchen with wall and base units, worktops over, sink unit, plumbing and space for washing machine, double glazed window to the side.

Bedroom One

With double glazed window to the front.

Bedroom Two

The second of two double bedrooms with double glazed window to the front.

Bathroom

Fitted modern three piece suite comprising a panelled bath with shower over, WC and wash basin with tiled surrounds.

Outside

Patio and Communal Gardens

The apartment has its own patio accessed from the sitting room and there are communal lawned areas.

Allocated Parking

There is one allocated parking space to the front of the building.

Further Information

- The lease is 999 years from 25/12/1975 (approx. 951 years remaining)
- The Service charge for the coming year (24/25) has recently been agreed at £908 (£454 per six months)
- The service charge includes the ground rent, buildings insurance, water and electricity (communal), cleaning of communal areas, gardening and administration.
- Buy to Let - Expected rent £1400-£1500pcm.

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- Sought After Redland Location
 - Two Double Bedrooms
 - Allocated Parking Space
 - Purpose Built Apartment
 - Ground Floor
 - Patio Area

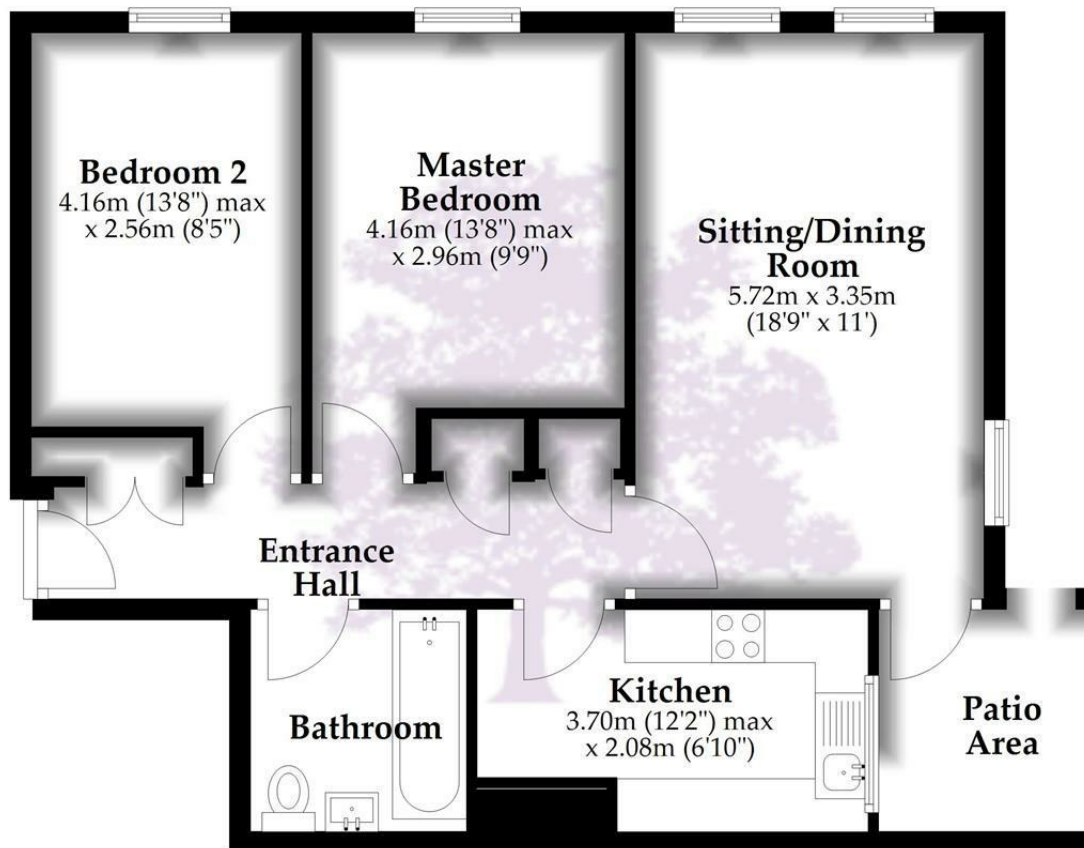


GUIDE PRICE £375,000



Floor Plan

Approx. 64.8 sq. metres (697.4 sq. feet)



Total area: approx. 64.8 sq. metres (697.4 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.

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