



Redland | £390,000

leese & nagle 

# Garden flat 18

Clyde Road, Redland, BS6 6RW.

- Garden Apartment
- Private entrance
- Gated private garden
- Surrounding Clyde Park
- Over 900sqft of accommodation

## BURSTING WITH POTENTIAL!

A renovation project tucked away in a quiet corner of Redland, overlooking A beautiful park. Chandos Road, Whiteladies Road and Cotham Hill are all within easy walking distance from this great apartment. Bursting with potential the property has over 900sqft of accommodation as well as its own private entrance and garden. This apartment is in need of a full renovation and is perfect for somebody looking to create their perfect home.

The Property is accessed via the secure walled garden where a part glazed door opens into a porch area. The porch is ideal for housing coats and shoes with a front door opening into the spacious entrance hall. From the hall there are doors to both bedrooms, the living room, Kitchen and shower room. The entrance itself was previously utilised as a dining area, alternatively it could make a great study. An impressive bay fronted lounge to the front of the property gives the apartment a real feeling of character, whilst the spacious separate kitchen provides the feeling of light and space.





There are two double bedrooms one to the front and one to the rear, both serviced by a shower room.

Externally the property has a sweeping garden that wraps around two sides of the apartment. Filled with mature trees, patio and borders.

Additional information;

Lease Length; Remainder of a 999 Year lease

Share of freehold between three apartments

Ground Rent; Not charged

Service charge; No annual charge, any works carried out or expenses such as building insurance are split yearly between the three apartments.

This property is subject to the probate being granted. This process has already been started.



Council Tax Band C

Energy Performance Certificate  
Rating On order



# Garden Flat, Clyde Road, Redland, Bristol, BS6 6RW

Approximate Gross Internal Area = 85.4 sq m / 919 ft

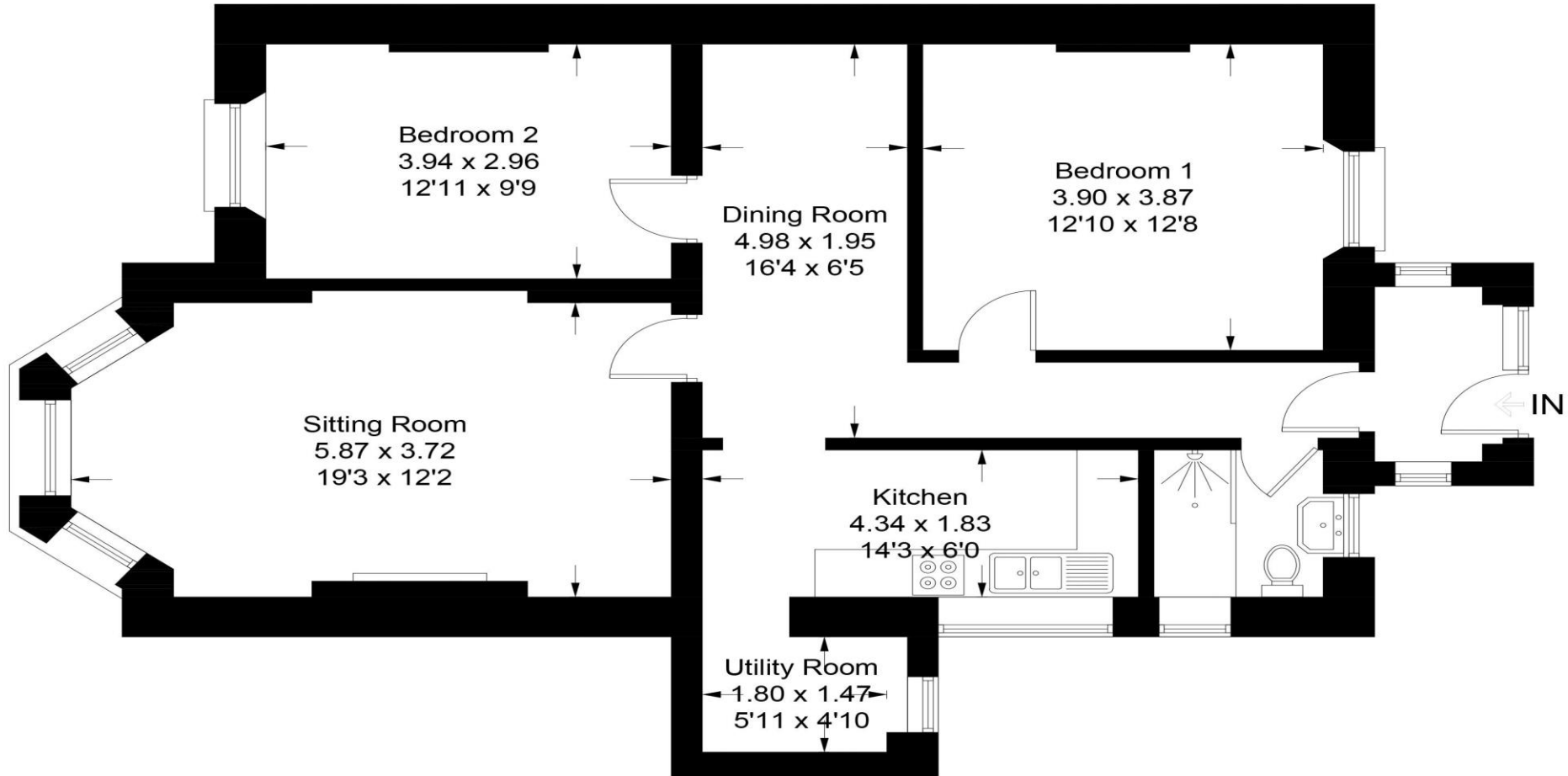


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID968094)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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