



**SARAH CLARK**  
PROPERTY CONSULTANTS

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HAMPTON PARK, BRISTOL, BS6 6LG

This lovely two bedroom apartment is set in the vibrant area of Redland and within easy walking distance to all the amenities on Cotham Road and Whiteladies Road.

This well presented apartment has a good size lounge to the front with decorative fireplace and large sash window with working shutters. To the rear is a double bedroom and small single/study room. There is also a modern shower room with walk-in cubicle, wc and basin.

The kitchen has been designed to maximise the space and has a range of gloss white storage cupboards, a wooden dresser, electric oven, small electric hob and space for fridge.

This apartment is well presented and in a great location, it would be a perfect first time home or great for an investor.

Hampton Park is minutes from all the amenities on Cotham Hill which has some great bars, restaurants and independent shops. Clifton Down Station is a short walk and there is a regular bus service from Whiteladies Road.

Lease = Remainder of 999 years  
Service Charge = £1726.78 per annum  
Ground Rent = £0  
EPC = C  
Council Tax = B



## Features

- Two Bedroom Apartment
- Vibrant Redland Location
- Large Lounge
- Modern Shower Room
- One Double Bedroom
- Study Room



### Reception Room

16'5" x 13'0" (5.02 x 3.98)

This large lounge is situated to the front of the property and has a decorative fireplace, wooden flooring and a large sash window with working shutters.

### Kitchen

5'8" x 6'10" (1.73 x 2.09)

Maximising the space in the apartment this modern kitchen has ample storage with a range of wall and base units and an attractive wooden dresser.

The kitchen has a small two ring electric hob, electric oven, sink and fridge.

### Bedroom One

11'0" x 11'3" (3.37 x 3.44)

This double bedroom is situated at the rear of the apartment and has neutral decoration and wooden flooring. There is a window to the rear aspect with working wooden shutters.

### Bedroom Two

6'4" x 9'7" (1.95 x 2.94)

This small bedroom would make a perfect study and has built-in storage, carpet and windows to side and rear aspect.

### Shower Room

This modern shower room has a walk-in shower cubicle, wc and hand basin.



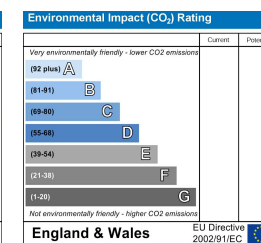
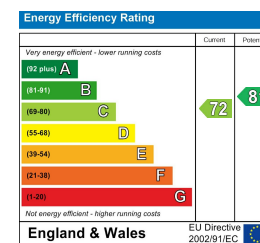
## TENURE LEASEHOLD



Ground Floor  
Area: 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>

Total Area: 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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