



The Quadrant, BS6

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An attractive and spacious two bedroom, two bathroom garden flat with allocated parking, located in the vibrant area of Redland. The property is offered to the market with no onward chain.

ACCOMMODATION

Lounge

Dining Room

Two bedrooms

En-suite and shower room

Garden

Allocated parking

No Onward Chain

northwood





DESCRIPTION

A spacious two bedroom garden flat located in Redland and within walking distance of local shops and areas of public open space.

Upon arrival at the house a driveway offers invaluable off-street parking. The driveway leads to the communal external door of the building.

Once inside the communal hallway you will find the private front door to the flat. Step through the front door into the hallway, this leads to the bedrooms, shower room and the dining room within the flat.

The master bedroom is located at the front of the flat and benefits from a substantial bay window which allows ample light into the room. There is also an en-suite bathroom which comprises a bath with shower over, hand basin and a WC.

Head back into the hallway and you will find the second double bedroom, again this is located at the front of the property, the bedroom also benefits from a range of fitted furniture.

Beyond the bedrooms is a shower room with shower enclosure, WC and basin. Continue past the shower room into the dining room, this is a spacious reception room and offers an almost open plan feel as it is ideally situated next to the kitchen and the lounge.

The lounge is a generous principal reception room with a feature fireplace and a broad bay window overlooking the private rear garden.

The kitchen is fitted with a range of wall and floor cupboards and includes an integrated oven and gas hob. At the far end of the kitchen is the garden room, with a door to the rear garden.

The garden is a generous size and has been designed for ease of maintenance with areas of chippings and mature and established beds.

SITUATION

Nestled to the north of Bristol's bustling city centre, Redland is a picturesque suburb renowned for its charming streets, rich history, and vibrant community. Characterized by Victorian and Georgian architecture, lush green spaces, and a thriving local culture.

Redland boasts several beautiful parks and green spaces that provide residents with a tranquil escape from urban life. The Redland Green is a popular spot for families, joggers, and dog walkers, offering expansive lawns and scenic views.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

Mainline rail connections to London Paddington are offered at Redland Station. For those looking to travel further afield, Bristol International Airport is a mere 10 miles away and offers regular domestic and international flights.

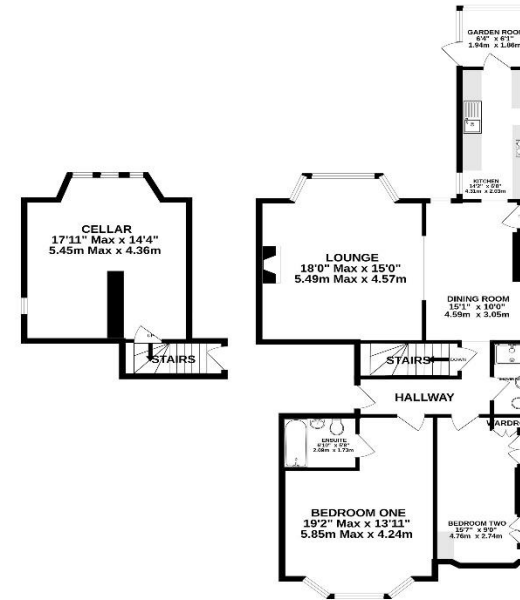
GENERAL

Tenure – Leasehold, balance of 999 year. Services - Mains water, mains gas, mains electricity. Postcode – BS6 7JR. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually staged.

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CELLAR
272 sq ft (25.3 sq m) approx.

GROUND FLOOR
1038 sq ft (95.3 sq m) approx.



TOTAL FLOOR AREA: 1306 sq ft (121.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and the responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee can be given for their operation or efficiency, see the plans.
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