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REAR  
GFF

Ground Floor Rear Flat, 23 Elmgrove Road, Redland, Bristol, BS6 6AJ

**GUIDE PRICE £250,000**

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## PROPERTY OVERVIEW

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A charming period conversion with many original features including high ceilings, ornate cornicing and ceiling rose. Entering the property from a communal hallway to the rear, there is a modern kitchen with gas hob, electric oven and space for a fridge freezer and washing machine. An opening onto the lounge area provides plenty of light and leads directly on to a south-facing garden.

There is a double bedroom with space for storage overlooking the rear garden and an enclosed bathroom with grey bathroom suite including bath with overhead shower, w/c, sink unit and heated towel rail.

Private courtyard garden with decking, raised beds and space for outside dining/seating.

### Location

Located within close proximity to the independent shops, cafes & restaurants of Whiteladies Road as well as the green open spaces of Cotham Gardens & Redland Green Park. Bannatyne Health Club & Spa, Cotham Park & Redland Tennis Club are within walking distance and Redland train station is also within easy reach.

Lease Information - 999 years from 1983

Current Service Charge: approx. £40 per month

Any lease information has been provided by the vendor at the time of instruction and maybe liable to change. This information should be checked by your legal representative at the earliest opportunity.



## KEY DETAILS

- An Attractive Hall Floor Garden Apartment
- 1 Bedroom
- A Charming Period Conversion With Original Features
- Modern Kitchen
- A Delightful 24ft x 22ft Private Rear Garden

Guide Price: £250,000

Tenure: Leasehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

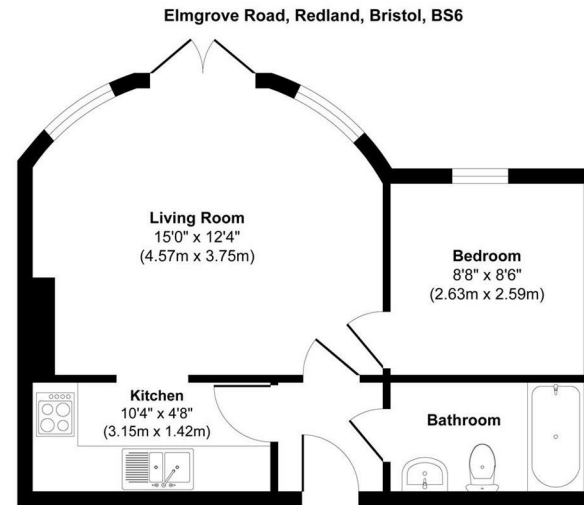
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Viewing: By appointment only



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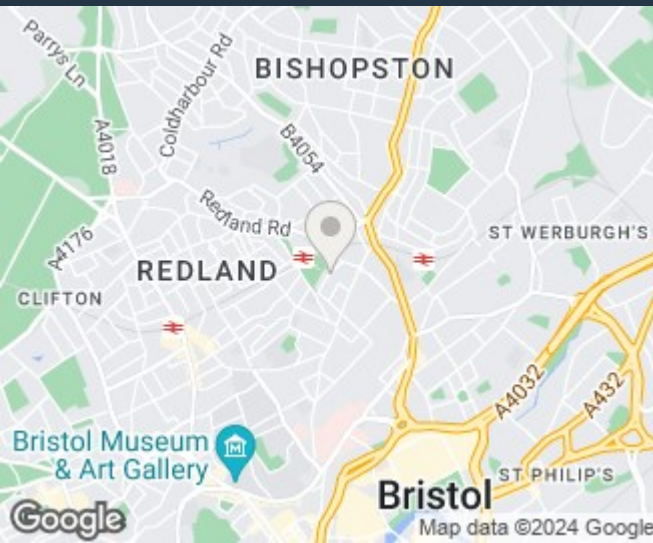
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Ground Floor

Approx. Gross Internal Floor Area 354 sq. ft / 32.90 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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