



GFF, 141 Redland Road, Redland, Bristol, BS6 6XX

GUIDE PRICE £399,950



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PROPERTY OVERVIEW

This stunning ground-floor flat is part of an impressive semi-detached Victorian property on a picturesque, tree-lined road. The apartment features a welcoming hallway, a spacious reception room, a beautifully fitted kitchen, two double bedrooms and a stylish three-piece bathroom suite and sole use of the front garden.

Additionally, a brand-new roof comes with a 15-year warranty. Lovingly maintained by its current owner, this home is move-in ready for its next resident.

Location

Redland Road is just a few hundred yards from Whiteladies Road and Blackboy Hill, offering a diverse selection of shops, wine bars, and restaurants. Clifton Down Shopping Centre is also nearby, and the University of Bristol, as well as the city's business, educational, shopping, leisure, and entertainment districts, are all within easy reach.

For those who enjoy outdoor space, The Downs with its vast green expanses and breathtaking views over the Avon Gorge and Clifton Suspension Bridge is less than half a mile away. The property is also conveniently close to Redland Green Secondary School, Redland Green Park, and the Lawn Tennis Club, all within a short walking distance.

Current Monthly Service Charge: £50 per month

Leasehold with Share of Freehold

Length of Lease Remaining: Approx. 956 years

KEY DETAILS

- A Stunning Ground Floor Flat
- Part Of An Impressive Semi-Detached Victorian Property
- 2 Bedrooms
- Spacious Reception Room
- Front Garden

Guide Price: £399,950

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

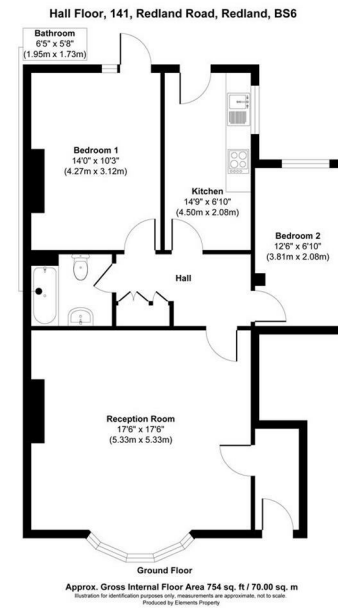
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Viewing: By appointment only



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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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