

estate agents **auctioneers**



**FFF, 12 Blenheim Road, Redland, Bristol, BS6 7JW**

**£460,000**

**BACK TO MARKET 5TH JULY** - A well presented first floor flat positioned in an attractive Victorian property located in the heart of Redland, offering three double bedrooms, modern kitchen/bathroom and spacious living accommodation.

- Three Double bedrooms
- Master with ensuite
- Gas central heating
- Redland/ Westbury Park Location

### The property

A well maintained first-floor flat nestled within a Victorian building in the sought-after area of Redland. The property offers a light and airy accommodation filled with period features such as high ceiling, dado rails, high skirtings and stained glass window. The spacious apartment occupies the entirety of the first floor; upon entry, one is greeted by a large hallway, leading to two double bedrooms situated at the front of the building. The master bedroom boasts a generous bay window and an attached ensuite shower room. Whilst, positioned towards the rear of the property lies another double bedroom and a generous living room, filled with natural light through the large windows. Finally, there is a separate kitchen fitted with a quaker style kitchen and equipped with a fridge/freezer, dishwasher, and washing machine and alongside is the bathroom furnished with a three-piece suite.

### Location - Redland

Redland is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Redland remains an incredibly popular family suburb.

### Other Information

Leasehold: residue of 999, circa 957 years  
Management Fee: £50 pcm  
Ground rent: £20  
Council Tax Band: D

### Please Note

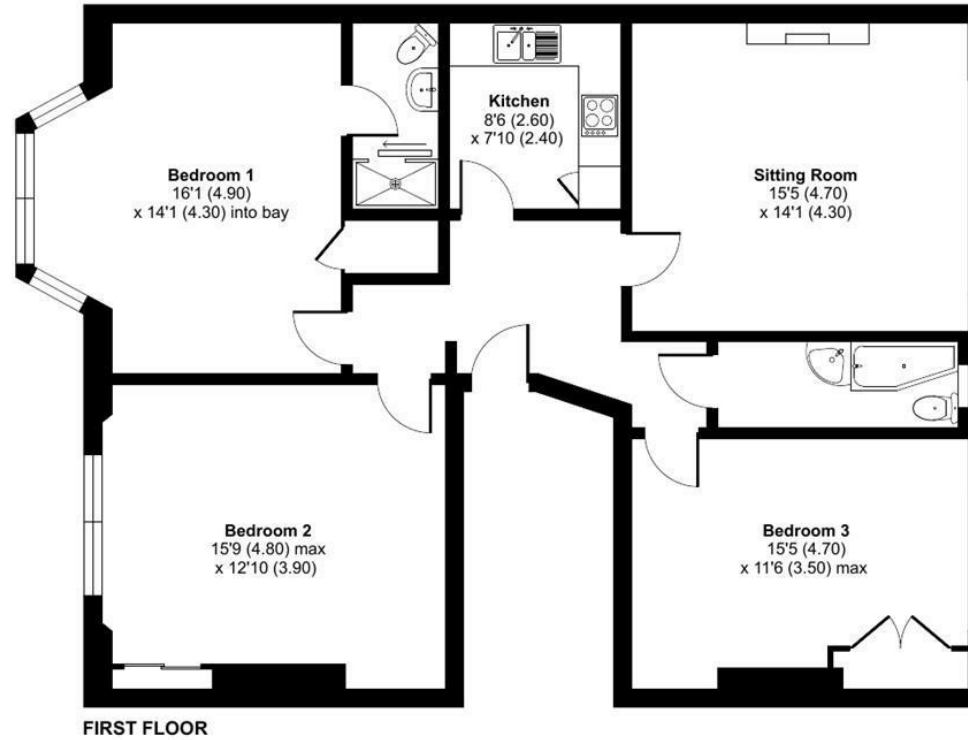
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# Blenheim Road, Bristol, BS6

Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale



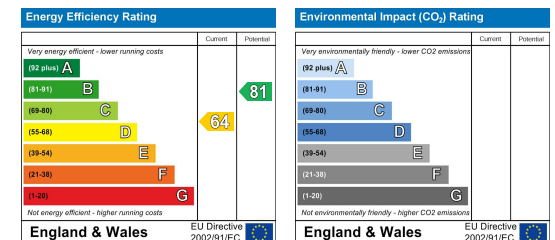
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Hollis Morgan. REF: 1120794



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