



HALL FLOOR APARTMENT  
9 ABERDEEN ROAD  
REDLAND



# THE HALL FLOOR APARTMENT, 9 ABERDEEN ROAD, REDLAND, BS6 6HT

**A FABULOUS, LIGHT AND BRIGHT ONE BEDROOM HALL FLOOR APARTMENT SET WITHIN A BEAUTIFUL GRADE II LISTED EARLY VICTORIAN TERRACE, IN A VERY DESIRABLE LOCATION JUST OFF WHITELADIES ROAD. THE GENEROUS, AND WELL PRESENTED, ACCOMMODATION REFLECTS THE ORIGINAL GRANDNESS OF THE BUILDING, AND RETAINS MANY PERIOD FEATURES SUCH AS LARGE SASH WINDOWS, FIREPLACES AND ORNATE CEILING MOULDINGS.**

9 Aberdeen Road is a mid terrace early Victorian townhouse that has been sympathetically converted into 4 apartments. The property is set back from the road, and enjoys an elevated position.

The large sash windows allow natural light to cascade into the principle living room, as well as the elegant bedroom, creating a light and bright environment. Although open plan, the living room divides informally, using the charming fireplace as a central focal point. The well appointed fitted kitchen occupies its own area in the room and offers up a breakfast bar creating the divide. The living area boasts plentiful space for dining and sitting areas, which enjoy the light flooding through the beautiful sash windows with a southerly aspect.

The bedroom is a comfortable double with pleasant views to the front through the original sash window with working shutters, and again enjoys a beautiful fireplace as well as ornate ceiling mouldings.

The bathroom is tiled to dado height and comprises of a contemporary white suite with a moulded bath incorporating a shower with a large rose head and a glass shower screen and is fully tiled to splashback, there is also pedestal wash basin and a WC.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Tenure** – Share of Freehold, with the balance of a 999 Year Lease.

**Service Charge** – We understand Service Charge is approx £1,200 per annum.

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'B' (£1,913.60 in 2024/2025)

**Services** - We understand all mains services to be to be connected.

**Broadband:** Ultrafast – Download up to 1800 Mbps with Upload up to 220 Mbps

**Mobile Phone Coverage:** Data and voice “Likely” available for 02, EE, Three and Vodafone

## LOCATION

Aberdeen Road is on the boarder of Clifton, and Redland just off the vibrant Whiteladies Road, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Bristol University, and Durdham Downs with 400 acres of Parkland is approximately a half of a mile away.

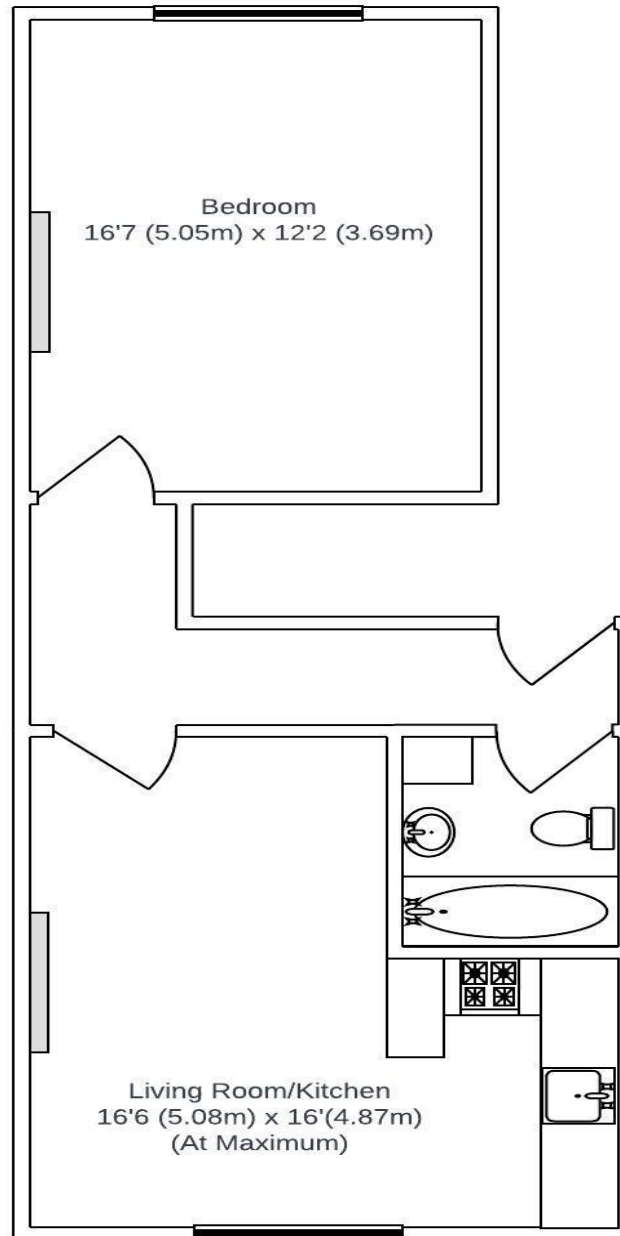
Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel’s famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.



The Hall Floor Flat  
9 Aberdeen Road,  
Redland  
Bristol BS6 6HT

Total Area  
592 sqft (55m<sup>2</sup>)



#### IMPORTANT NOTE

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**ESTATE AGENTS**  
**28 Princess Victoria, Clifton, Bristol**  
**BS8 4BU**  
**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

