



St. Oswalds Road | Guide Price £325,000

leese  
& nagle



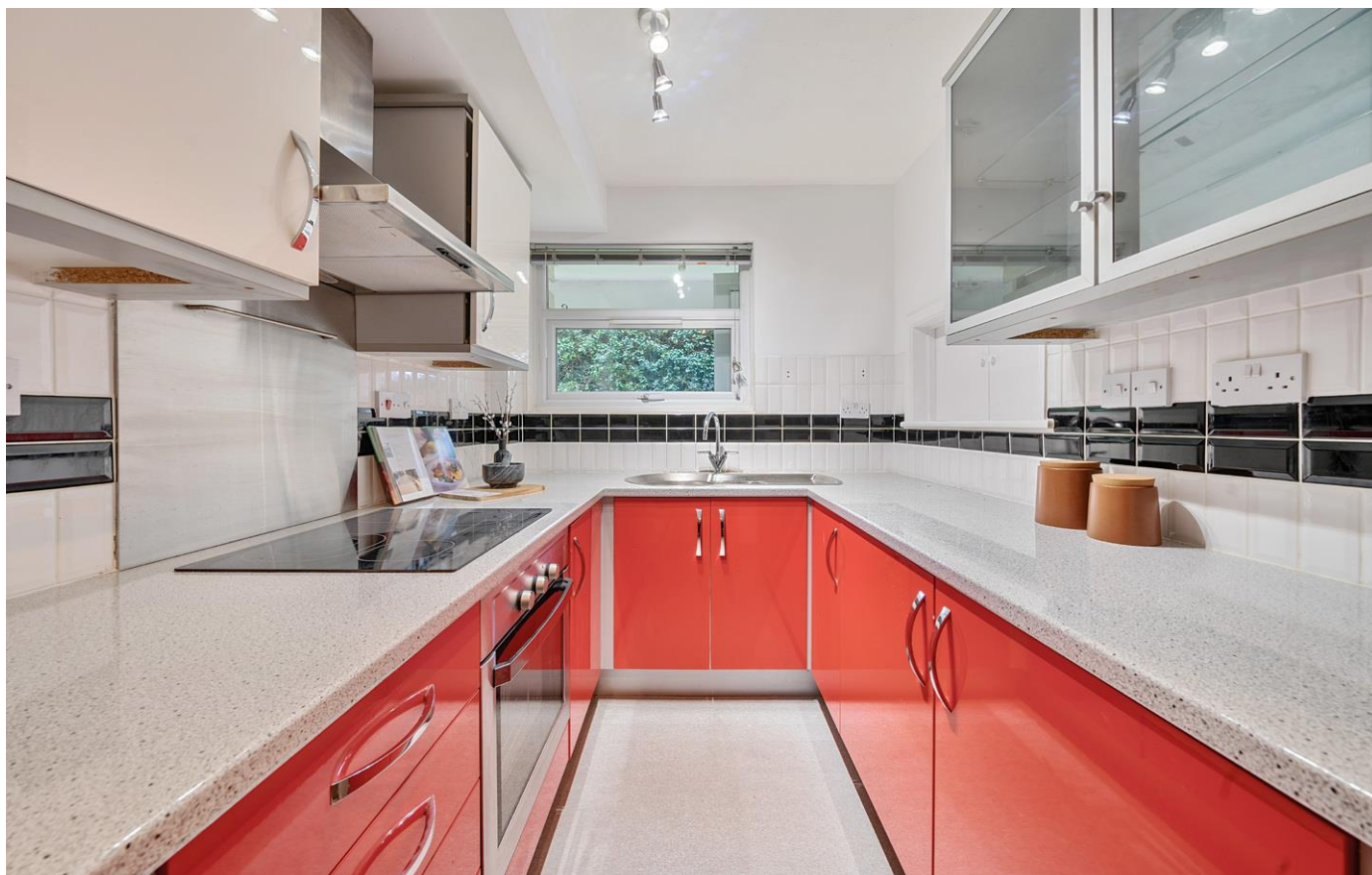
## Flat 2 St. Oswalds Court, St. Oswalds Road, Redland, Bristol, BS6 7HX

- Redland Green Location
- 345m From Redland Green School
- Direct Access To Communal Gardens
- Allocated Parking Space
- No Onward Chain

Attractively presented two double bedroom ground floor apartment with door opening directly onto pleasant communal gardens. Set in a quiet tucked away location yet within 10 minutes' walk of Whiteladies Road and within 345m of Redland Green School. The apartment also has an allocated parking space.

St. Oswald's Court is a well maintained, established development of three low rise apartment buildings positioned at the end of a quiet cul-de-sac on the edge of Redland Green. There are communal grounds for the residents to enjoy and a residents' access gate onto Redland Green itself with Redland Green tennis club literally behind the development. Whilst enjoying a peaceful position the apartment enjoys convenient access to local amenities in Redland and beyond on Whiteladies Road. The city centre is approximately 30 minutes' walk.

The apartment block is positioned on the left as you enter the development with allocated parking space to the left-hand side. Door through to the lobby with further door to the communal hall and subsequent door into the flat. The hall has two storage cupboards and additional cupboard housing gas fired warm air heating system. At the far end of the hall is the living room with three floors to ceiling windows and glazed door opening onto a small terrace which is open into the communal gardens.







The kitchen adjoins the living room and has a range of contemporary contrasting fitted wall and base units with integrated oven, hob and space for a washing machine, as well as window to the side aspect. The bedrooms are positioned to the rear and both are generously proportioned doubles with windows overlooking the gardens. The bathroom has a white suite featuring oversize walk-in shower, wash basin and WC set into vanity unit.

Finished in a clean, contemporary style, the flat is ideally suited to first time buyers, downsizers or those looking for convenient access into Redland Green School. Offered for sale with no onward chain.

### **Important Information**

Council tax band C

Remainder of a 999-year lease from 1975

Service Charge currently £908 per annum

No pets

Ground Rent £25 per annum

Resident run management company



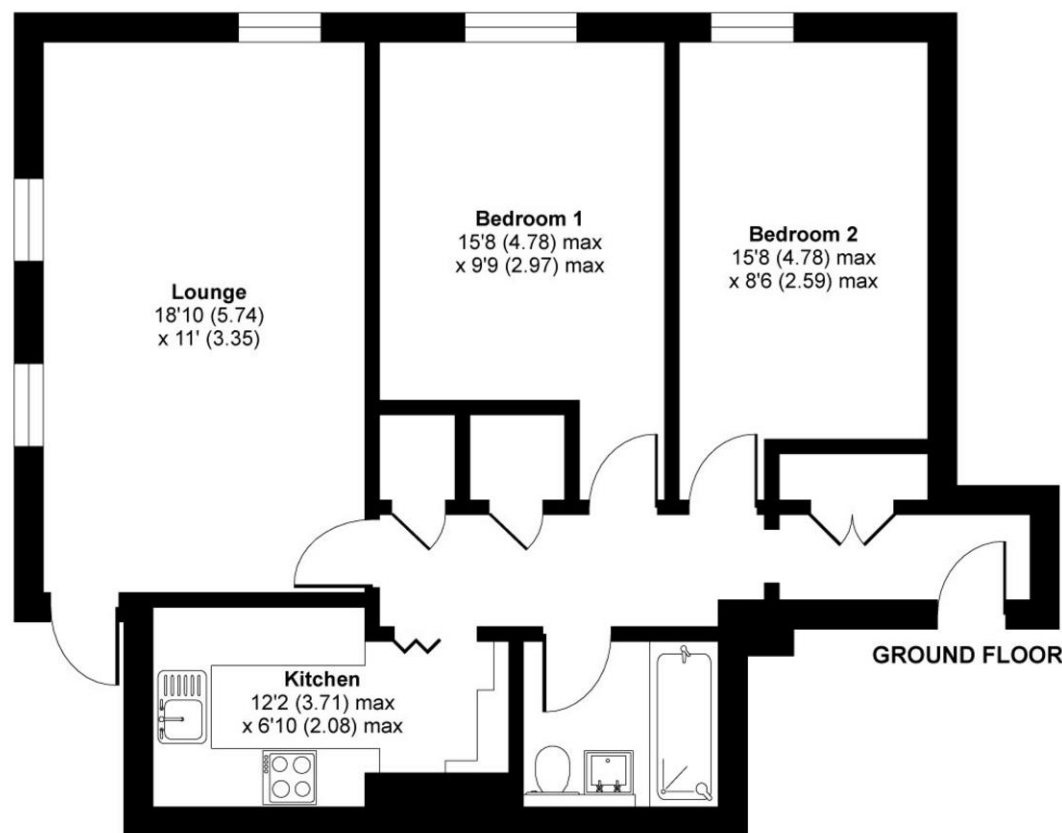
**Energy Performance Certificate  
Rating D**



# St. Oswalds Court, St. Oswalds Road, Bristol, BS6

Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1276409



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk