



Redland | Guide Price £350,000

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& nagle

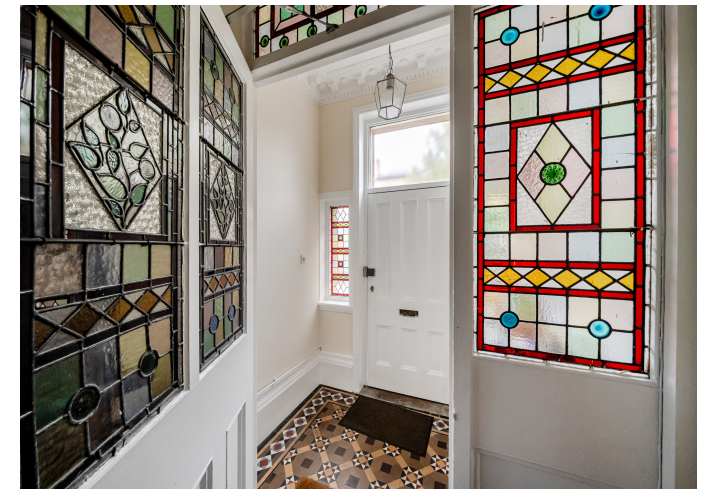
40A Carnarvon Road, Redland, Bristol BS6 7DU

- Private Courtyard
- Allocated Parking Space
- No Onward Chain
- Spacious Rooms Throughout
- Attractive Part Of Redland

Ideally suited to first time buyers who want to put their own mark on their new home, this split level maisonette offers something just a little different. With off street parking and discreetly tucked away courtyard style garden, it has plenty of character and enjoys a lovely location in Redland with fantastic amenities within walking distance. A great lifestyle property.

The flat has its own approach via the rear garden and parking area or via the smartly presented communal hall, with the flat's front door opening into the impressive living room. With large bay window to the rear and additional sash window to the side aspect, it is a very comfortable room with the opportunity to arrange lounge furniture around the fireplace. Several steps lead down into the kitchen/diner, which for a flat in this area feels a spacious room. It is fitted with a range of serviceable wall and base units along one wall, (appliances included), has sash window to the rear and offers space for a good sized dining table. A half set of stairs leads down to a lower lobby. To one side is a cupboard housing the boiler, with another storage cupboard facing. Facing is a door to the second bedroom.

A second set of stairs from the kitchen/diner leads down to the main bedroom and bathroom, which occupy the space below the living room. The bedroom has window to the bay and a door opening to the rear courtyard. t)





The serviceable and neutrally presented bathroom has a white suite featuring shower over the bath.

The second bedroom is positioned off the rear of the kitchen and has door and window to the rear. Of a reasonable size, it is perhaps best used as a guest double and home office. Alternatively with Redland Green school just up the road it could be a child's bedroom.

The paved rear courtyard is enclosed and retains a great deal of privacy. With whitewashed walls and raised planters, it is a relaxing outdoor area that offers space for a table and chairs, BBQ and additional planters. Steps up allow access into the parking area where the space on the left is allocated to the flat. The front garden is an enclosed space and is for communal use of all residents if desired.

The flat has been competitively priced to reflect some updating and is offered for sale with no onward chain by a motivated vendor.

Important Information:

Remainder of a 999 year lease from 1984

Ground rent £25 a year

Council Tax Band C

Service Charge Currently £85 per month

Owner owned management company (contracted out)



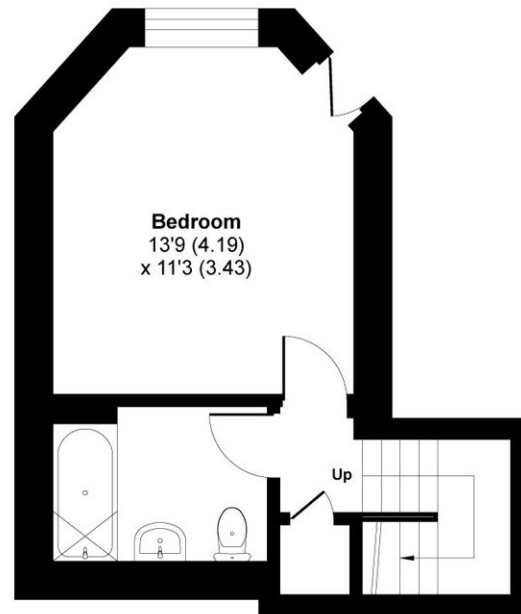
Energy Performance Certificate
Rating D



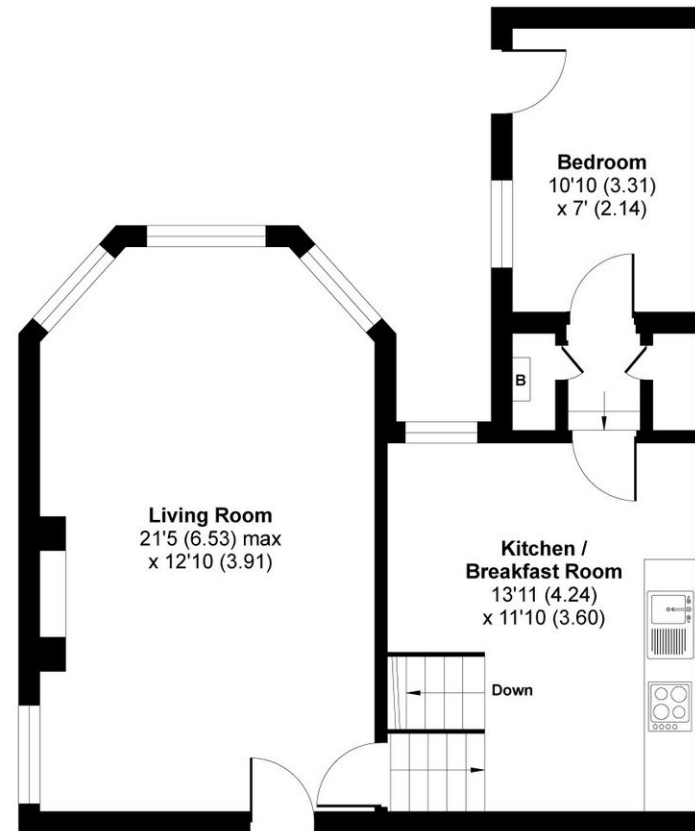
Carnarvon Road, Redland, Bristol, BS6

Approximate Area = 801 sq ft / 74.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1371363



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