



MAGGS  
& ALLEN

FFF, 88 COLDHARBOUR ROAD  
REDLAND, BRISTOL, BS6 7SB  
Asking Price £400,000

Welcome to this market is this sizeable two-bedroom, first floor balcony flat in a superb spot on the borders of Redland and Westbury Park. Offering excellent room sizes in great condition, as well as allocated off-street parking, the property is offered with no onward chain.

## Property Details

Boasting beautiful curb appeal with Edwardian frontage with private balcony, comes this larger than average two-bedroom first floor flat. Internally the property retains many of its original features, include ornate fireplaces, ceiling roses and cornicing. Good dimensions including high ceilings create a real feeling of space, and this further accentuated by the contemporary décor.

The flat is entered into via a welcoming, wide hallway/landing which provides access to each of the rooms. Each of the bedrooms are spacious light-filled double bedrooms, with beautiful feature fireplaces, cornicing and neutral décor. The second of these bedrooms offers direct access to a private balcony which spans the property.

Unlike many flats, the living/dining room is separate from the kitchen and is again presented in modern décor, with an ornate feature fireplace, cornicing and boasting views from the rear of the property. This room comfortable accommodates lounge and dining furniture due to its generous proportions.

Completing the internal aspect of the flat is the kitchen, fitted with a range of base and wall-mounted units, integrated electric hob & oven, feature fireplace, and far-reaching views.

Externally there is off-street parking for one car.

A superb offering likely to command strong interest. Call Maggs & Allen to arrange your priority viewing.

## Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is also an academic hub within the city.

Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond. Diverse dining options, family-friendly amenities, and a blend of history and modernity make Redland a special destination within Bristol's vibrant tapestry.

## Schools

Westbury Park School - Distance: 0.11 miles

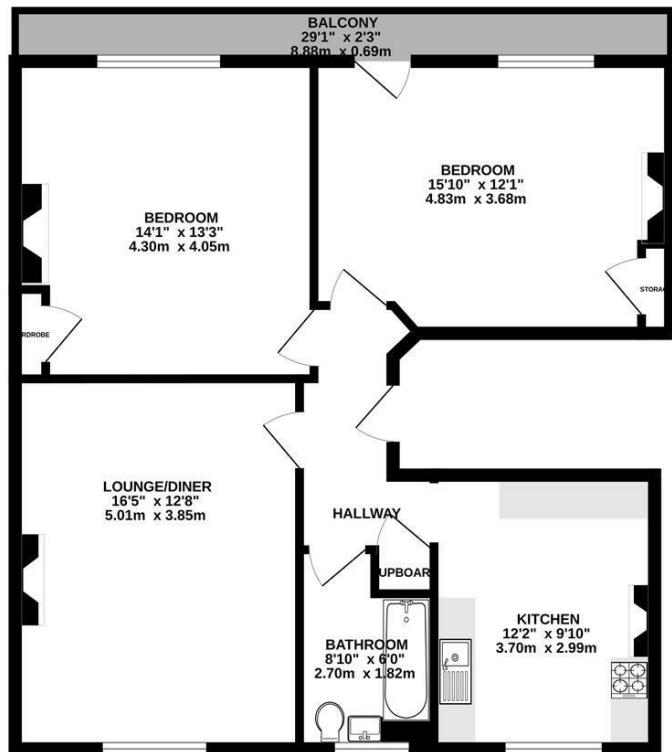
Redland Green School - Distance: 0.36 miles

Henleaze Junior School - Distance: 0.53 miles

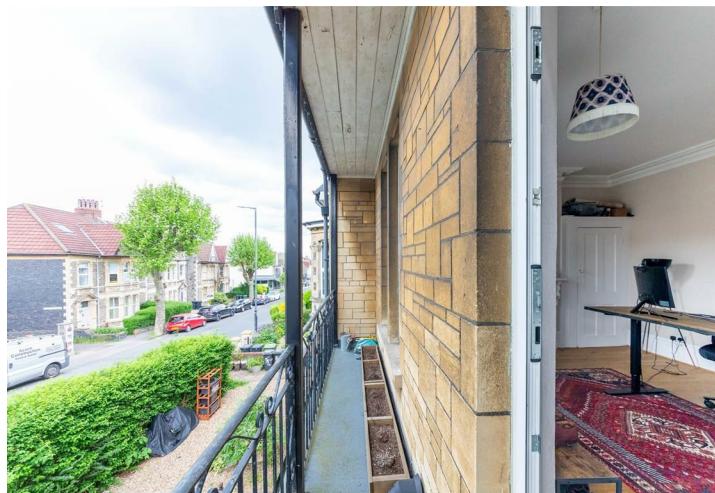
St Johns Church of England Primary School, Clifton - Distance: 0.63 miles



**FIRST FLOOR**  
785 sq.ft. (72.9 sq.m.) approx.



**TOTAL FLOOR AREA: 785 sq ft. (72.9 sq.m.) APPROX.**  
Whilst every attempt has been made to ensure the accuracy of the plan, certain dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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- A larger than average (785 sq.ft) first floor apartment
- Two large double bedrooms
- Allocated off-street parking for one car
- Private balcony spanning the width of the property
- Separate lounge/diner and kitchen
- Original features include ornate fireplaces
- Situated in an extremely popular location
- Offered with no onward chain
- Owned by the same family for 80 years

**Guide Price:** £400,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

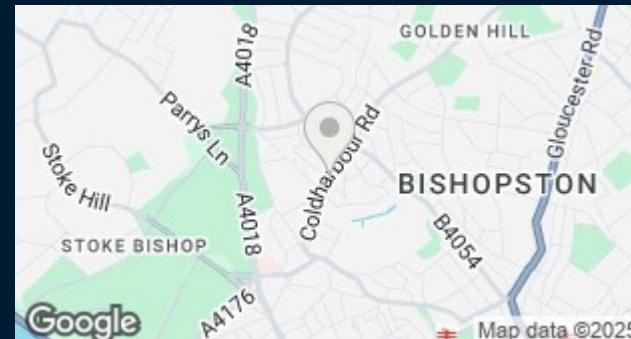
**EPC Rating:** C

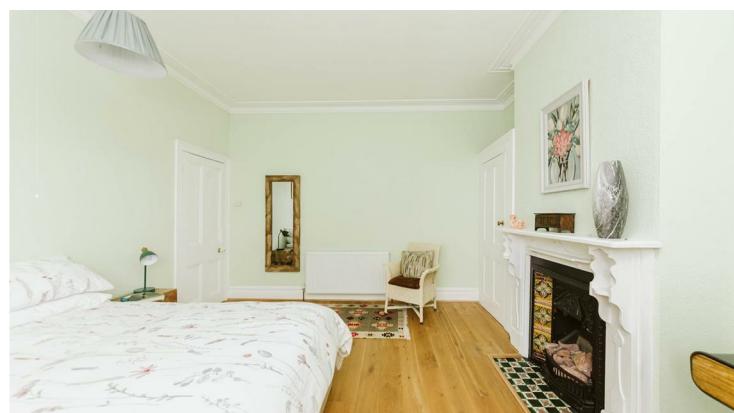
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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