



MAGGS
& ALLEN

HALL FLOOR GARDEN FLAT, 7 WARWICK

REDLAND, BRISTOL, BS6 6HE

Asking Price £585,000

Occupying the hall floor of an impressive Georgian building and steeped in an array of gorgeous original detailing, comes this three-bedroom garden flat in Redland.

Property Details

Upon entering the flat, you are welcomed by a spacious hallway, with access through to an attractive kitchen/breakfast room with matching wall and floor mounted units, period features including ornate cornicing, and a large bay window flooding this room with light. The kitchen units are fitted to either side of the room, leaving plenty of space to dine in the centre and into the bay.

The lounge is undoubtedly a highlight of what is a superb property; a dual-aspect room adorned with gorgeous original features including sash windows, working shutters, ceiling rose, cornicing and feature fire place, offering views of the private lawned garden. Decorated in a contemporary palette of colours which complement the features, this space is currently in use as a lounge but could comfortably accommodate a dining table to suit.

There are three bedrooms in the property, including two double bedrooms and the third currently being utilised as a study space and featuring overheard built-in storage space - all boasting sash windows and contemporary décor.

The bathroom is fitted with a three-piece suite with smart dark blue tiling and gold colour fittings with a shower-over-bath.

Externally, there is a private garden accessed through trellis archway, largely laid to lawn and featuring a range of of mature trees and shrubbery. At the far end is a seating area which benefits from a sunny aspect through much of the afternoon, and presents what is something of a rarity in Redland.

In the ever desirable location Redland, this would be perfect for a small family or professional couple. Viewing is highly recommended.

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, complemented by the youthful energy of the University of Bristol – 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

Cotham School - Distance: 0.23 miles

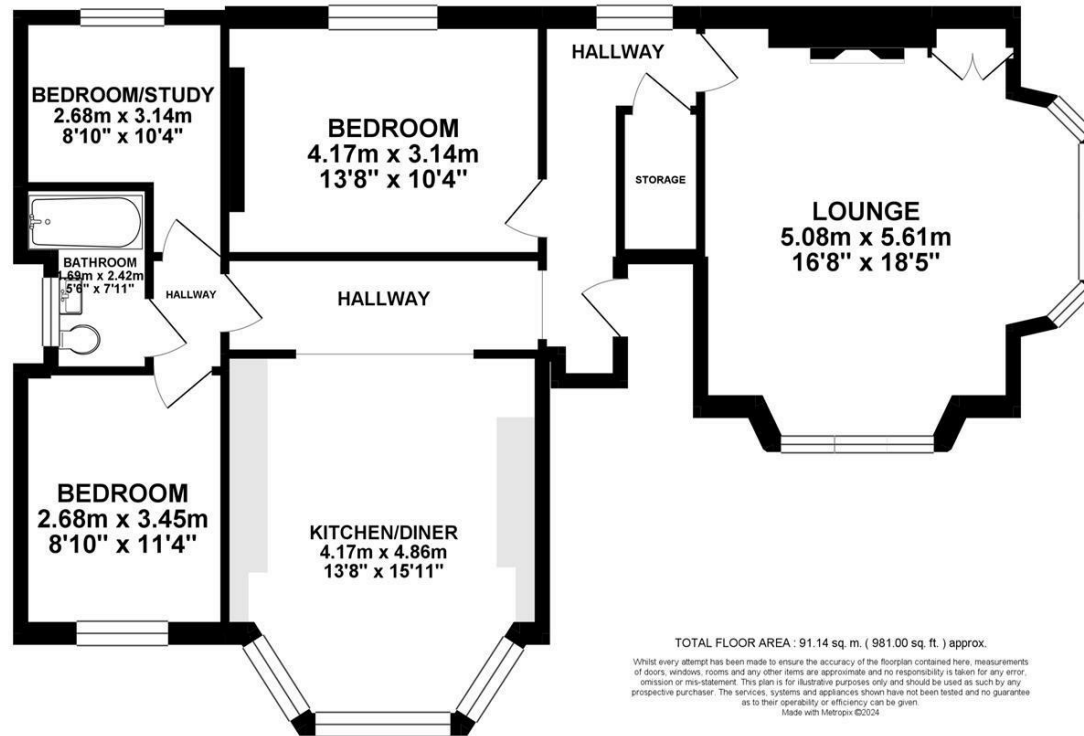
Cotham Gardens Primary School - Distance: 0.35 miles

Leasehold Information

Annual Service Charge: £1200 per annum (includes Buildings Insurance)



HALL FLOOR 91.14 sq. m.
(981.00 sq. ft.)



- An expansive (approx. 980 sq.ft) flat occupying the hall floor of a handsome Georgian building
- Sizeable, private garden
- Three bedrooms
- Large, dual aspect lounge with views of the garden
- Separate kitchen/diner
- Many ornate original features retained including ceiling roses, cornice, working shutters and fireplaces
- Situated in a fabulous location close to Whiteladies Road

Guide Price: £585,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

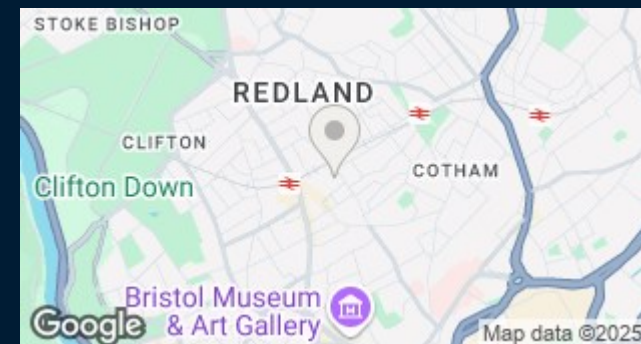
EPC Rating: E

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



RICS
 Regulated by RICS



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.