



MAGGS  
& ALLEN

SFF, 17 ELMGROVE ROAD  
REDLAND, BRISTOL, BS6 6AH  
Offers In The Region Of £340,000



A characterful second floor flat with communal garden, situated in the ever desirable location of Redland. With high ceilings and modern décor, this would be perfect for investors or first time buyers looking to get on the property ladder.

### Property Details

The highlight of this lovely flat is the open-plan kitchen/living space; flooded with masses of natural light through large windows, the space features exposed floorboards, fireplace with feature chimney breast wall, and a kitchen area.

Leading off from the entrance hall/landing is a shower room fitted with distinctive contemporary tiling and modern suite, and two bedrooms; an impressive master bedroom and second room which is also a comfortable double room. Each of the rooms boast lovely views over the surrounding area.

To the rear of the building is a sizeable communal garden which provides an element of peace and tranquillity.

Viewings strictly by appointment through Maggs & Allen.

### 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.

Gloucester Road with its wealth of independent businesses, and Whiteladies Road with an equally attractive array of cafes, restaurants and furniture shops, are both nearby.

The property's location also 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

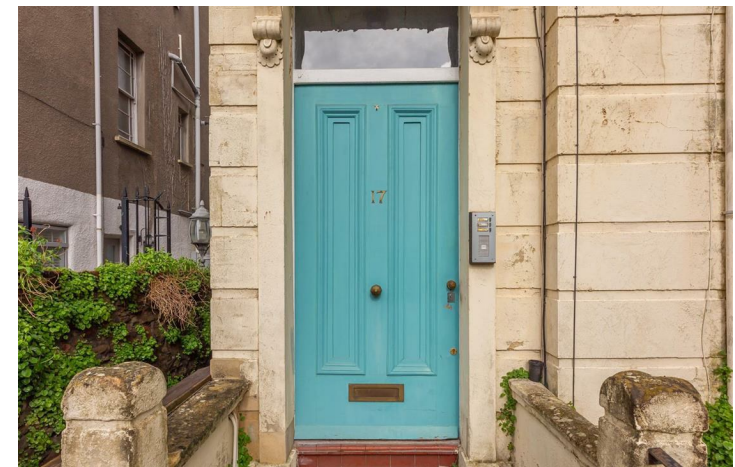
Cotham Gardens Primary School approx. 0.08 miles

Cotham Schools approx. 0.32 miles

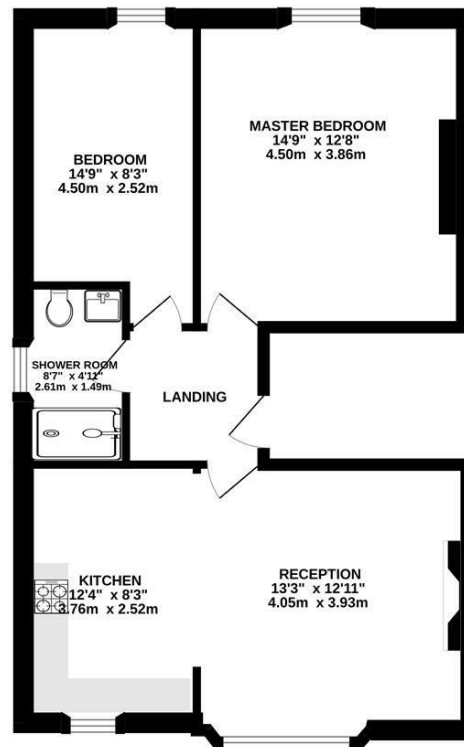
Redland Green School approx. 0.48 miles

### Lease Information

We have been advised by the vendor that the lease is 999 as of 1978 and the service charge is £600 p/a. We recommend that all financial and legal information is checked independently.



SECOND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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- A well-presented flat located in Redland
- Two double bedrooms
- Sizeable communal rear garden
- Open-plan living space with plentiful natural light and exposed floorboards
- Modern shower room
- Occupies the second floor of a handsome period building

**Guide Price:** £340,000

**Tenure:** Leasehold

**Council Tax Band:** C

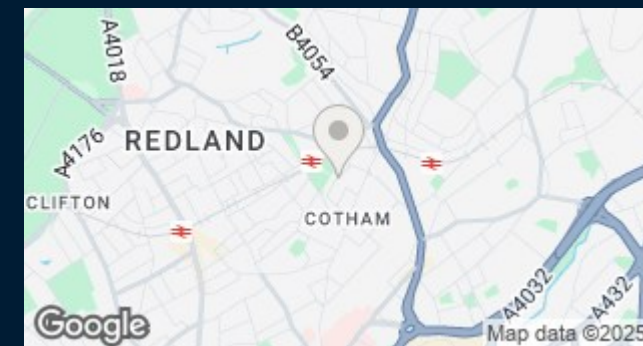
**EPC Rating:** D

**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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