

estate agents **auctioneers**

**hollis
morgan**

0117 833 9522
www.hollismorgan.co.uk
**hollis
morgan**
for sale

TOP
FLOOR
FLAT
+
FFF

LUCCOMBE HILL BS6

FFF, 2 Luccombe Hill, Redland, Bristol, BS6 6SN

£335,000

A character filled two double bedroom first floor floor period apartment situated in the heart of Redland

- First floor conversion in Victorian property
- Period features
- Two double bedrooms
- Spacious reception room
- Separate kitchen
- No onward chain
- Pleasant Outlook

The Property

This impressive first-floor apartment forms part of an elegant Victorian building and enjoys a slightly elevated position. Full of charm and character, the property retains a wealth of original period features, including intricate decorative carvings and a beautiful cast iron fireplace. The stunning main reception room is bathed in natural light thanks to a striking large bay window and offers wonderfully generous proportions, creating a superb focal point for the home. With ample space for both relaxing and dining, it is perfectly suited to cosy evenings in or entertaining family and friends.

The separate kitchen is well appointed with an excellent range of maple-coloured wall and base units, complemented by black work surfaces. It also features an electric hob and oven, fitted extractor fan, and benefits from two tall windows that allow plenty of natural light to flood the space.

Quietly positioned to the rear of the property, the principal bedroom enjoys a peaceful setting and an abundance of natural light from its large bay window. The second bedroom features a charming cast iron fireplace and enjoys a pleasant outlook.

Completing the accommodation is a family bathroom fitted with a classic white three-piece suite, comprising a WC, pedestal basin, and a bath with shower over.

Location - Redland

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

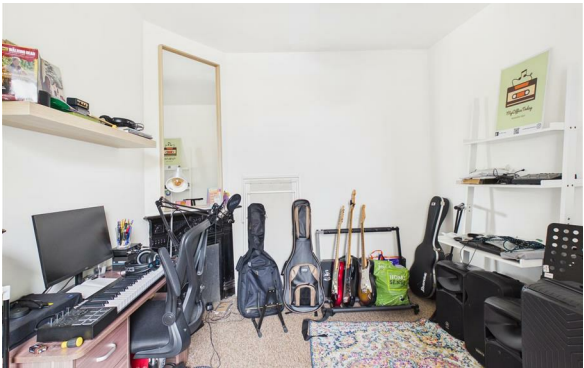
Other Information

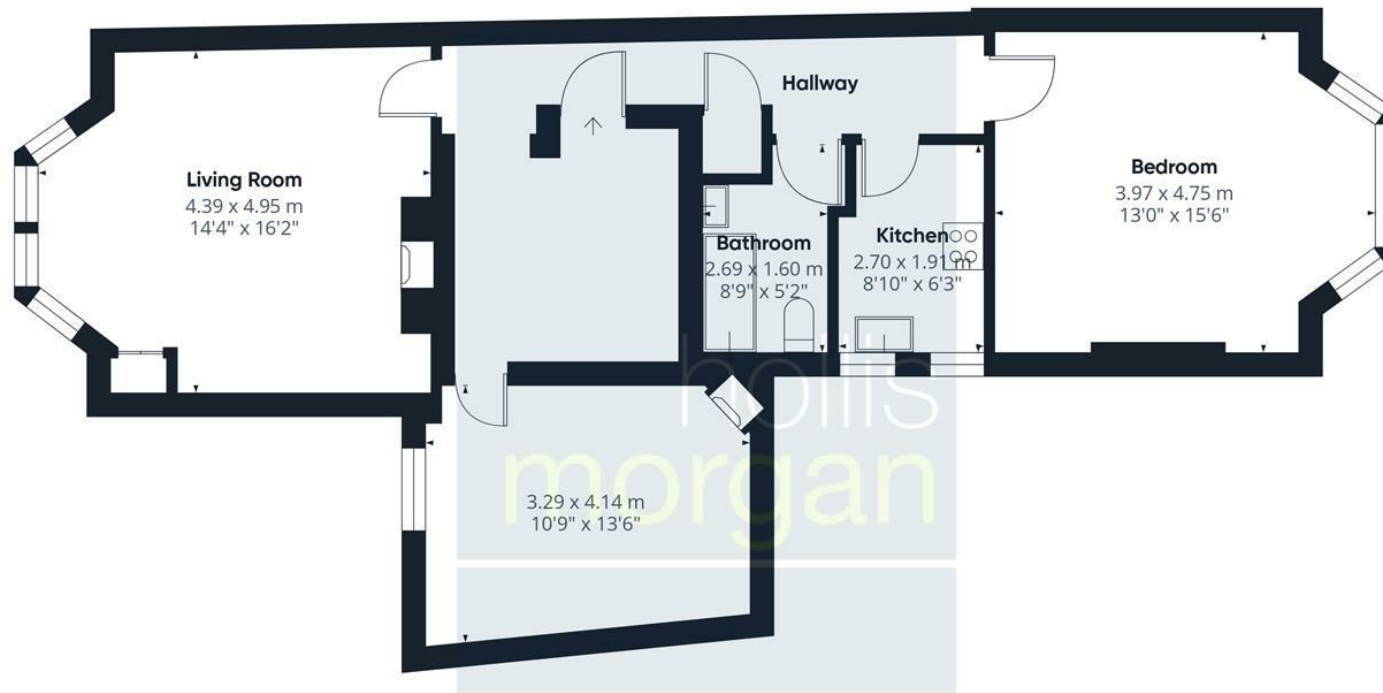
Leasehold.
Management Fee:

Council Tax Band:

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Approximate total area^m

59.2 m²
637 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

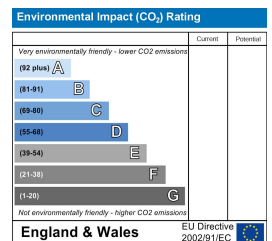
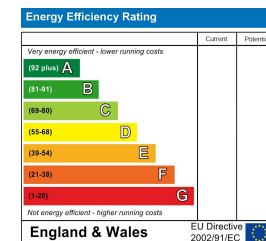
GIRAFFE360



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
