



Flat 11
51 Elm Lane
Redland

Flat 11, 51 Elm Lane, Redland, Bristol, BS6 6TY

SUMMARY OF ACCOMMODATION

A beautifully presented and particularly light two double bedroom apartment with stunning panoramic views of Bristol, a large balcony offering a sunny aspect, secure underground parking and lift access to all floors.

This well situated development was constructed by Edward Ware homes some 19 years ago and ideally located in a quiet but convenient location close to the many amenities of Whiteladies Road and also moments away from the Durdham Downs.

The configuration of the apartment has been carefully considered with a lovely open plan, living/kitchen/dining space leading to the aforementioned spacious balcony which allows plenty of space for outside dining whilst enjoying some stunning views. There is also a generous entrance hallway with a large storage cupboard.

The beautifully presented, and recently installed kitchen breakfast room (by Kutschenhaus) has been finished to the highest of standards and offers plenty of storage in lots of wall and floor mounted units, the latter being topped with attractive corian work tops.

Both bathrooms have been finished to a high standard. There is a lovely shower room ensuite to the main bedroom and a further bathroom serving bedroom two.

OTHER INFORMATION

Tenure - The remainder of a 999 year lease commencing 2004?

Service charge - £4,910.80 per annum

Ground rent - £150 per annum

Local authority - Bristol City Council

Tax band - D - £2,583.89 per annum

Services - Electric heating, mains electricity, water and drainage

Mobile coverage - Good indoor and outdoor - EE, 02, Vodafone and Three

Broadband speeds - 1,000 mbps download - 100 mbps upload

Viewings - Strictly by prior appointment with sole agents Hydes of Bristol

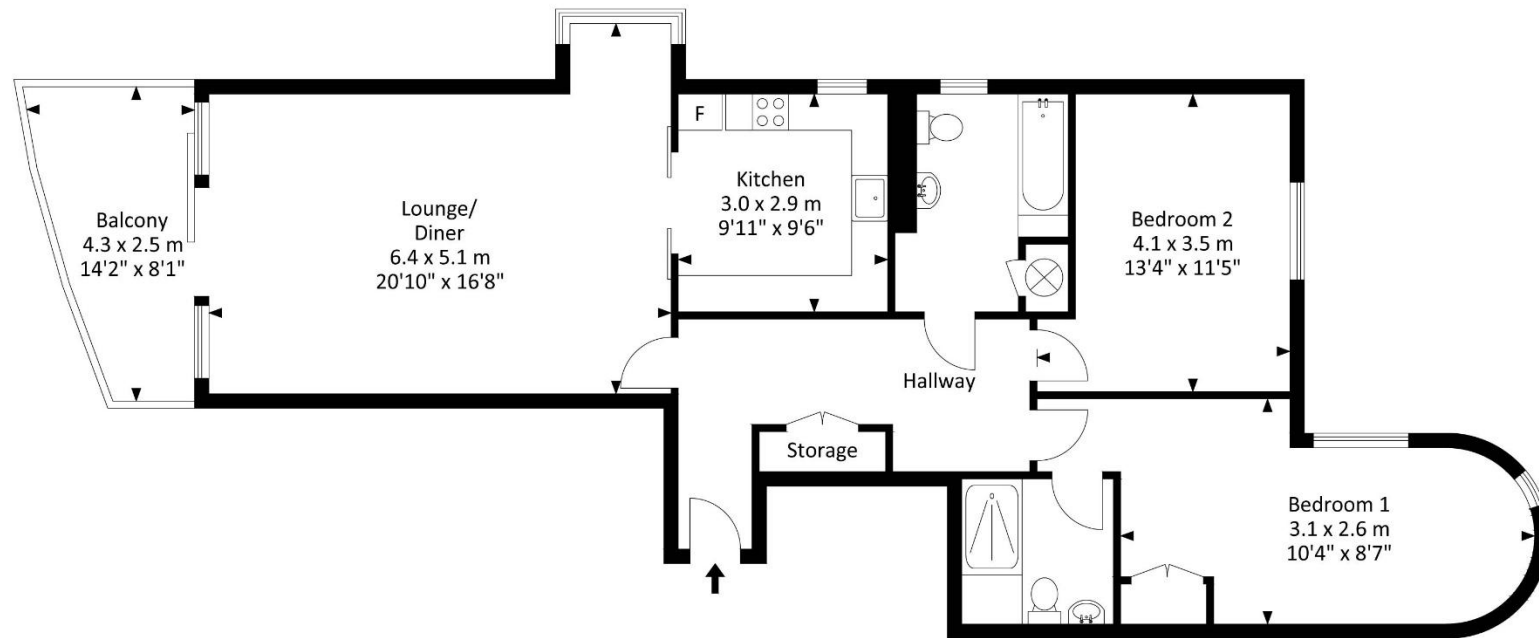
LOCATION

Elm Lane is an address held in extremely high regard, owing to the uniquely convenient location offering a tranquil backwater yet being close to the hustle and bustle of Whiteladies Road. The variety of shops, boutiques and restaurants on Whiteladies Road are quite literally at the end of the road as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline Station. For those that enjoy recreational pursuits the vast expanse of Clifton's Downs can be found within a quarter of a mile. Redland is particularly well served for schooling in both state and private sectors.



Elm Lane, Bristol BS6 6TY

Approx. Gross Internal Area
973.81 Sq.Ft - 90.47 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

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