



Redland

Guide Price £325,000

LEESE &
GORDON
Independent Estate Agents

Flat 5, 8 Cambridge Park, Redland, Bristol, BS6 6XN

- Cambridge Park Location
- 2 Bedroom Apartment
- Allocated Parking Space
- Close To Durdham Downs
- No Onward Chain
- Ideal First Time Buyer Property

Ideally suited to first time buyers, this lower ground floor, 2 bedroom apartment sits in highly desirable Cambridge Park on the upper Redland slopes within a few minutes' walk of Durdham Downs and Whiteladies Road. The property is in a handsome, Grade II listed building dating to 1865. Offered for sale with no onward chain, it also has the benefit of an allocated parking space.

Approached via tree lined Cambridge Park, the grand old houses are set well back from the road, giving an open, green and leafy feel. At the end of the road the off street parking area is positioned in front of the house with one space allocated to the apartment (first on left through the gate).

A spacious and smartly presented communal hall opens from the side of the house with door opening into the internal flat hall from which all rooms radiate. To the immediate left is the kitchen which has a range of white wall and base units with integrated oven and hob. Freestanding washing machine, fridge and freezer are also provided. Adjacent is a well proportioned living room with bay window to the front aspect. With plenty of space for sofas and dining table, an impressive period open hearth fireplace provides a focal point. Moving along the hall are two quite equally proportioned bedrooms. Both are capable of accommodating a double bed. The larger bedroom has a fitted cupboard that houses a gas fired combination boiler. The bathroom has a simple white suite featuring a mixer shower over the bath.





Important Information

Lease length 968 years. Lease start date 25/3/1995.

Service charge £1920 per annum (£160 per month)

Ground rent Peppercorn not collected as management company own the freehold.

Residents' management Company that also owns the freehold.

Council tax band C

This information should be checked by your legal adviser



Energy Performance Certificate

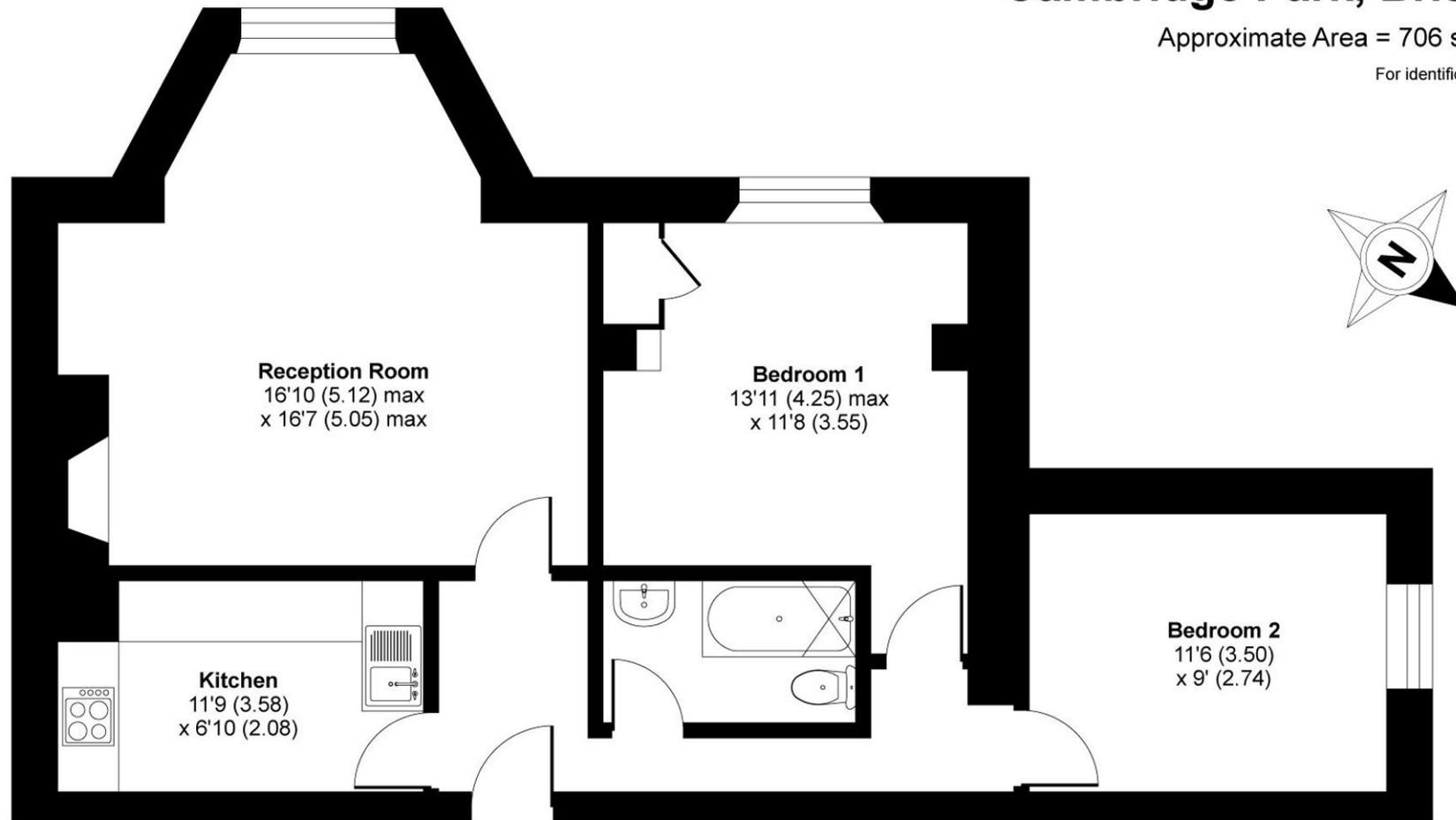
Rating C

Council Tax:
Band C

Cambridge Park, Bristol, BS6

Approximate Area = 706 sq ft / 65.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1392769

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Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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