

SARAH CLARK
PROPERTY CONSULTANTS

FLAT 3, 71
LOWER REDLAND ROAD, BRISTOL, BS6 6SP

Beautifully Presented Two Bedroom, Two Bathroom Maisonette in a Stunning Italianate Style Grade II listed Building, situated in the popular area of Redland in Bristol.

This characterful maisonette offers a wonderful blend of period charm and modern style. Situated on the the top two floors of this pretty Italianate style building, the property enjoys an elevated position with far-reaching views across Bristol, while being moments from the independent shops, cafes, and amenities of Redland, Whiteladies Road, and Gloucester Road.

On the first floor, you'll find a modern shower room with a shower cubicle, wc, and basin. Upstairs, there is a bright and airy kitchen and lounge. The kitchen features a contemporary design with painted cupboards, and wooden worktops, a Belfast sink, and a small breakfast bar. Fully equipped with an oven with gas hob, washing machine, and fridge/freezer, it's a perfect blend of modern convenience and classic charm.

The lounge is generously sized, neutrally decorated with a fitted carpet, and has a window overlooking the rear, creating a cosy yet light-filled space.

On the upper level are two bedrooms: a single bedroom with a rear-facing window, and a lovely double bedroom with pretty arched windows offering stunning views across Bristol. A family bathroom completes the property, boasting a characterful roll-top bath.

With its attractive period features, wonderful outlook, and prime location in Redland, this flat is perfect for those seeking stylish living in a vibrant and well-connected area.

Share of Freehold
Lease = 968 years remaining
Annual Management Fee = £1020
Council Tax = C
EPC = E



Features

- No Onward Chain
- Two Bedrooms
- Shower Room and Bathroom
- Contemporary Kitchen
- Loft Storage
- Redland Location











Reception
15'3" x 15'4" (4.66 x 4.68)
The good sized lounge is tastefully decorated in neutral tones and carpet. A large rear-facing window ensures the room is filled with natural light, creating a warm and relaxing atmosphere perfect for unwinding or entertaining.

Kitchen
11'8" x 11'7" (3.58 x 3.54)
This stylish kitchen is finished with painted cabinetry and wooden worktops, blending contemporary touches with timeless features. A Belfast sink adds charm, while the kitchen is fully equipped with an oven with gas hob, washing machine, and fridge/freezer. A small breakfast bar offers space for casual dining, making this an inviting hub of the home.

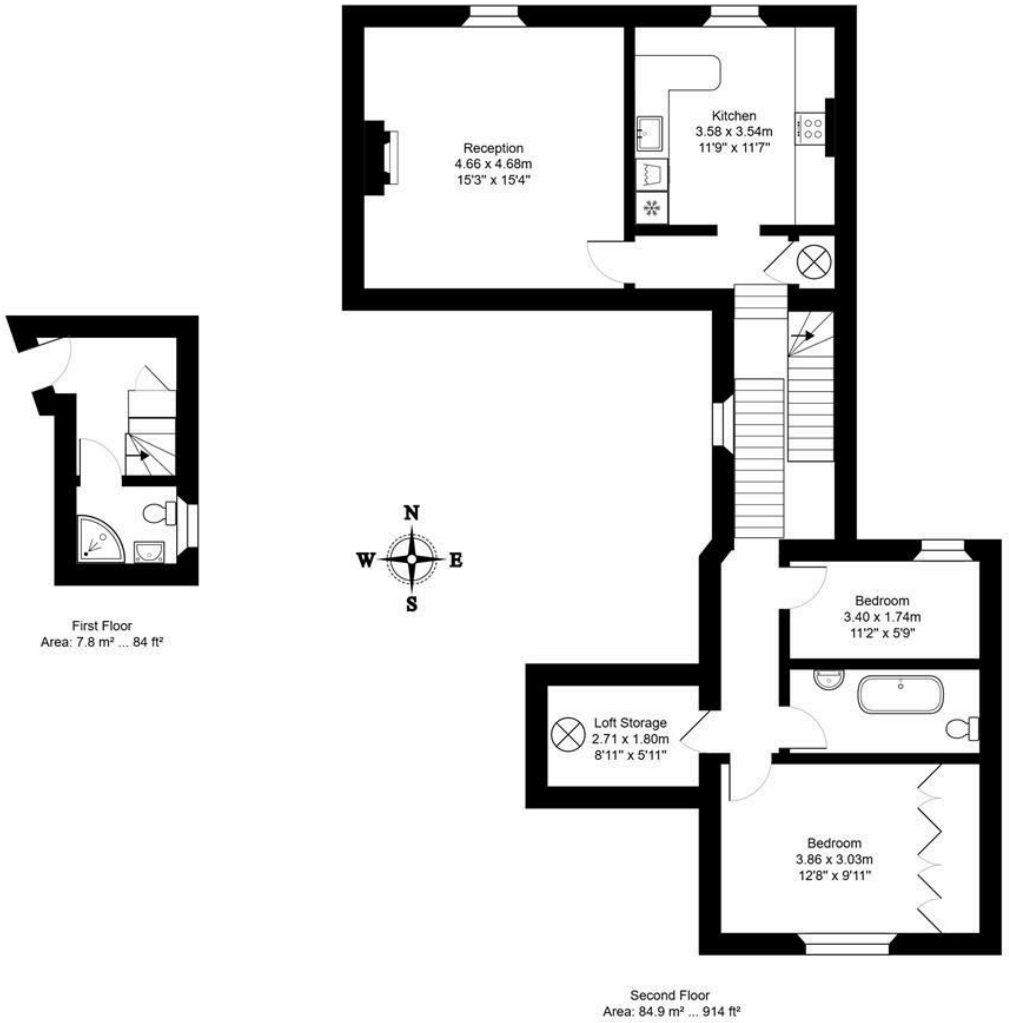
Bedroom
12'7" x 9'11" (3.86 x 3.03)
A delightful double bedroom featuring attractive arched windows, filling the room with light and offering wonderful, elevated views across Bristol's rooftops — a standout feature of this home.

Bedroom
11'1" x 5'8" (3.40 x 1.74)
A cosy single bedroom with a rear-facing window, ideal as a guest room, home office, or nursery.

Bathroom
The elegant family bathroom has a roll-top bath, wc and basin.

Shower Room
Upon entering, you are welcomed into a hallway that leads to a well-appointed shower room, fitted with a modern white suite including a shower cubicle, WC, and basin — ideal for guests or busy mornings.

Loft Storage
This is a useful storage area.



First Floor
Area: 7.8 m² ... 84 ft²

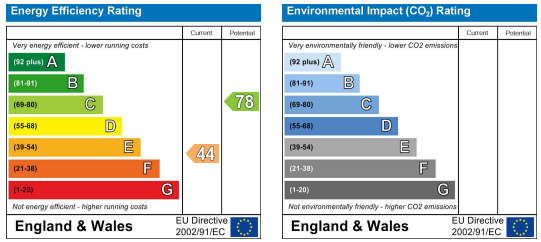
Second Floor
Area: 84.9 m² ... 914 ft²

Total Area: 92.7 m² ... 998 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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TENURE

LEASEHOLD - SHARE OF FREEHOLD



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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