



TOP FLOOR FLAT, 34 CLARENDON ROAD

REDLAND BS6 7EU



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- Stunning top floor apartment with panoramic city views
- Highly sought-after Redland location
- No onward chain
- Two equal sized double bedrooms
- Allocated off-street parking space
- Share of freehold

Beautifully light and airy throughout, this well-presented two double bedroom flat has been lovingly owned by the same owner for over 30 years and offers generous accommodation ideally suited to professionals, first-time buyers, investors or sharers alike, with both bedrooms being of equal proportions.

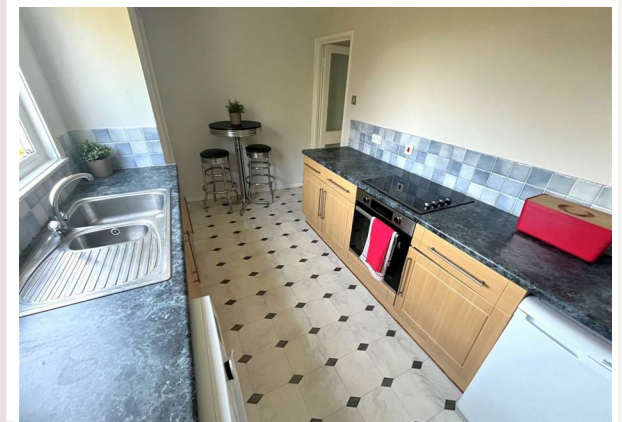
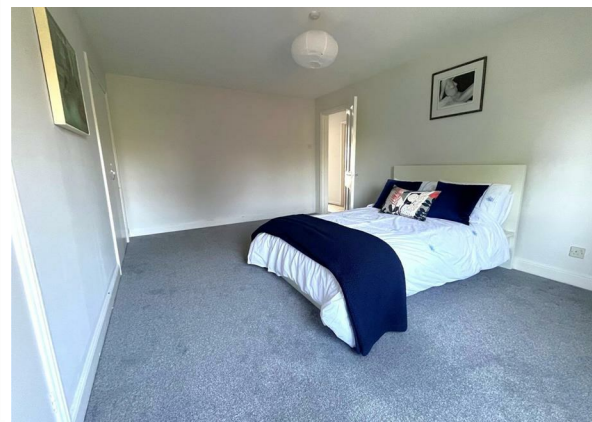
SUMMARY

The building benefits from a spacious, well-maintained, communal hallway. The accommodation within the apartment briefly comprises a welcoming entrance hallway with a large storage cupboard ideal for coat and shoe storage, a spacious lounge with a striking double-glazed picture window framing the spectacular far-reaching city views and ample space for two large sofas, a modern fitted kitchen to the rear with large double glazed window, pantry cupboard and breakfast high table and bar stools, all white goods and furniture can be included in the sale if required, two generous double bedrooms each benefitting from two large built-in wardrobes and original sash windows, and a tiled bathroom fitted with a bath and shower over.

Further benefits include an easily accessible allocated parking space to the front of the property, electric heating throughout, a well-managed management company, and a comprehensive roof overhaul completed within the last three months, offering valuable peace of mind for prospective purchasers.

The apartment forms part of an attractive and quiet block of just five residences, comprising a balanced mix of owner occupiers and rented homes.

LOCATION





AT A GLANCE

995.50 SQ_FT
COUNCIL TAX BAND: B
RECEPTION ROOMS: 1
BEDROOMS: 2
BATHROOMS: 1
SHARE OF FREEHOLD



DESCRIPTION CONTINUED

Perfectly positioned on one of Redland's most desirable roads, the property is only a short stroll from the very best the area has to offer including Redland Green School (210 yards away). Redland Train Station is approximately a 10 minute walk away connecting you to Bristol Temple Meads and Clifton Down shopping centre, while the popular independent bars, cafés and restaurants of Chandos Road, Whiteladies Road and Gloucester Road are all within easy walking distance. Ten minutes walk to Bristol University. Food lovers are particularly well catered for, with two highly regarded local pubs nearby: The Shakespeare on Lower Redland Road and The Kensington Arms on Stanley Road, both just a few minutes away on foot, along with Wilson's restaurant with a 2026 entry in the Michelin Guide.

For sports and leisure enthusiasts, the excellent Redland Green Club offering tennis, squash and padel facilities plus clubhouse and bar is also within walking distance and the ever popular Bannatyne's Health Club and Spa is equidistant.

Despite its peaceful elevated setting, the apartment is just minutes from the heart of vibrant Redland and enjoys an enviable balance of tranquillity and convenience.

POINTS OF INTEREST

- Characterful and spacious accommodation
- Ideal for sharers, professionals or investors
- Large lounge with impressive picture window
- Fitted kitchen with pantry cupboard
- Bathroom with bath and shower over
- Large hallway storage cupboard
- Built-in wardrobes in both bedrooms
- Electric heating throughout
- Sash windows to both bedrooms
- Well-presented throughout
- Well-managed building of just five residences
- Roof comprehensively overhauled within the last three months
- No onward chain
- \$90 per month management fees

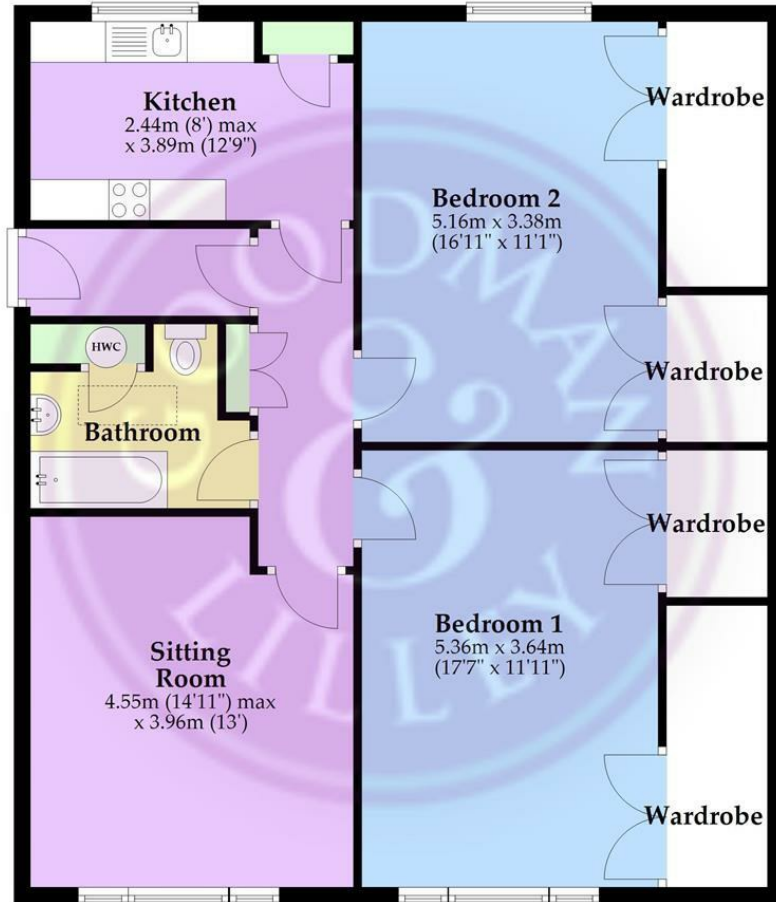


AGENTS NOTES

**TOP FLOOR FLAT
34 CLARENDON ROAD**

REDLAND
BS6 7EU

Top Floor Flat
Approx. 92.5 sq. metres (995.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

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.
Plan produced using PlanUp.

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
995.50 SQ FT

COUNCIL TAX BAND : B

RECEPTION ROOMS : 1

BEDROOMS : 2

BATHROOMS : 1

SHARE OF FREEHOLD





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