



30D DURDHAM PARK,  
REDLAND, BS6 6XB

---

GOODMAN  
& LILLEY



AN EXTREMELY SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT FORMING PART OF A BEAUTIFUL VICTORIAN HOUSE AND LOCATED ON A QUIET RESIDENTIAL ROAD ON THE REDLAND / WESTBURY PARK BORDERS THAT IS JUST A ROAD AWAY FROM DURDHAM DOWNS AND VERY CONVENIENTLY WITHIN A FEW MINUTES WALK OF ALL THE AMENITIES ON WHITELADIES ROAD.

Location

Redland is a highly desirable and sought after position close to Durdham Downs with a wide range of amenities on North View, Coldharbour Road, Henleaze Road and Clifton. There are coffee shops, a Waitrose supermarket and a cinema. The property is situated less than 300m of Westbury Park Primary School and is currently within the area of first priority for Redland Green Secondary School. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements and the property layout.

Approach

From the pavement via a gated pathway with steps lead up to an communal entrance door, and stairs to the top floor where the private entrance can be found.

Entrance Lobby

Useful built in storage cupboard, ample space for coats and shoe storage, with tiled flooring, door leading to the entrance/dining hall.

Entrance / Dining Hall

A generous and impressive dining hall with a feature atrium style skylight providing an abundance of natural light to the area, doors leading off to all rooms, double radiator, small ceiling access hatch to roof void, further ceiling access hatch with pull down ladder which gives access out onto the roof itself.

Sitting Room

Two arched sash windows to front elevation, wood burning stove with granite hearth, radiator, two wall lights and wooden flooring.

Kitchen

A modern and well-appointed kitchen comprising wall, base and drawer units with granite composite worktops over and tiled surround, 4 ring gas hob

with extractor over, integrated oven, inset sink with drainer unit with mixer tap over, plumbing and space for dishwasher and washing machine, space for upright fridge/freezer, breakfast bar with outlook through the two sash windows to rear elevation, wall mounted Worcester combination boiler, space for tumble dryer, radiator and tile effect flooring.

Bedroom One

The master bedroom is a spacious double room with dormer window housing two sash windows overlooking rear elevation, lovely period style fireplace and built in storage under the eaves.

Bedroom Two

A second double bedroom with dormer, two arched sash windows overlooking the front elevation, period style fireplace, fitted wardrobe and built in storage under the eaves.

Bathroom

A quality modern white bathroom suite comprising low level wc, wash basin, double ended bath, separate shower enclosure with system fed shower over, tiled surrounds, recessed ceiling spotlights, extractor fan, double glazed window to side elevation, heated towel rail and tiled flooring.

Outside

Private storage enclosure ideal for bikes/outdoor equipment (located at the side of the property).

Tenure

It is understood that the property is leasehold for the remainder of a 999 year lease which commenced on 18 July 1977. This information should be checked by your legal adviser.

Service Charge

It is understood that the monthly service charge is approximately £90. This information should be checked by your legal adviser.

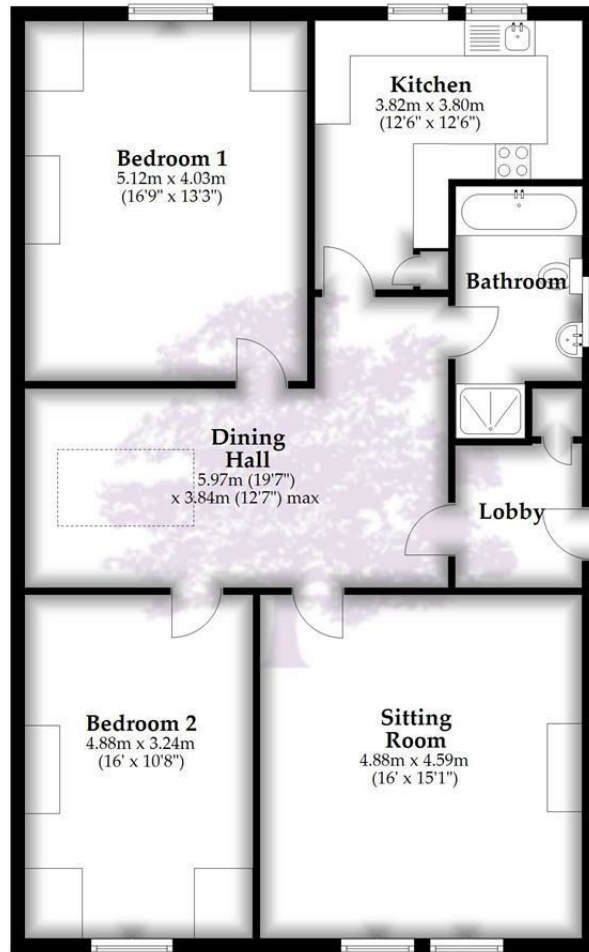
- Superb Redland/Westbury Park location
  - Two double bedrooms
  - Walking distance to Durdham Downs, Whiteladies Road, and North View
- Spacious (circa 1,100 sq. ft.) accommodation
  - Top-floor apartment in a period conversion
  - Viewing highly recommended



GUIDE PRICE £475,000



## Top Floor



Total area: approx. 103.4 sq. metres (1113.0 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.

**HENLEAZE** - 0117 2130777  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

**PORTISHEAD** - 01275 430440  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

**SHIREHAMPTON** - 0117 2130333  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

Zoopa.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.