

estate agents **auctioneers**

**hollis
morgan**

TFF, 33 Hampton Road, Redland, Bristol, BS6 6HP

£235,000

A well presented one bedroom top floor apartment, in a desirable location. Sold with no onward chain.

- Top Floor Flat
- New carpet throughout
- No onward chain
- Separate Kitchen
- Well presented
- Fantastic location

The Property

Located on the top floor of an attractive Victorian building in the sought-after area of Redland, this bright and well-proportioned one-bedroom apartment offers comfortable living with a practical layout.

The spacious living room is positioned at the front of the property, enjoying plenty of natural light and creating a welcoming space. Adjacent to the living room is the well-appointed kitchen, featuring cabinets along two walls that provide ample storage and generous worktop space. The kitchen is also fitted with a range of integrated appliances for added convenience.

The generous double bedroom is located at the rear of the property, offering a peaceful retreat. A beautiful feature fireplace adds character and charm, creating an inviting focal point.

Completing the accommodation is a spacious bathroom, fitted with a bath and overhead shower. The bathroom also benefits from a useful built-in storage cupboard, providing valuable additional storage.

This well-presented top floor apartment combines character, practicality, and an excellent location, making it an ideal home for first-time buyers, professionals, or investors.

Location

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

Other Information

Leasehold: 999 years remaining from 2011

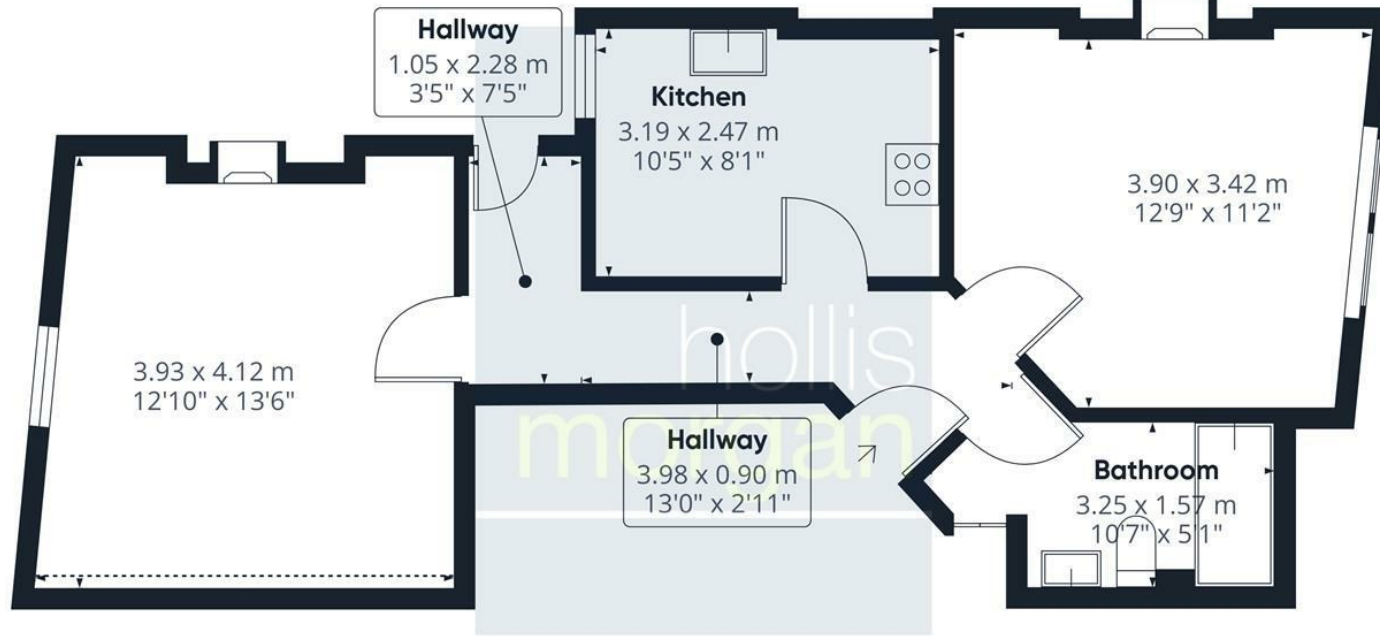
Management Fee: 2,111.42 per annum

Council Tax Band:

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Approximate total area⁽¹⁾

46.3 m²
499 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

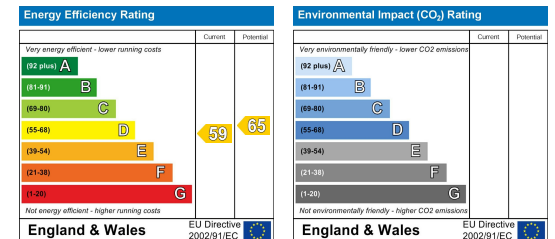
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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