

MAGGS & ALLEN

1, KENSINGTON APARTMENTS REDLAND COURT ROAD

REDLAND, BRISTOL, BS6 7BQ

£825,000

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1, Kensington Apartments Redland Court Road, Redland, Bristol, BS6 7BQ

£825,000

An outstandingly spacious (approx. 2080 sq.ft.) and very well designed duplex apartment forming part of this most well-regarded development in leafy Redland. Offering versatile accommodation that has been superbly well-maintained and improved, and accessible via ground or first floor levels. Further benefitting from secure, undercroft parking.

Ground Floor

The spacious ground floor entrance hall provides a cupboard with ample storage, as well the staircase with glass balustrading leading to the first floor, with sizeable under-stairs storage beneath.

The generous L-shaped sitting/dining room is most impressive, and offers a wonderful view over the communal gardens, which are beautifully maintained and planted with an array of all-year-round colour and greenery. The room is well designed to incorporate ample seating and formal dining space. The near-floor-to-ceiling patio doors open onto the private front terrace which is large enough to accommodate a bistro table and chairs for al fresco dining,

The kitchen/breakfast room is fitted with a range of sleek, modern units with dark granite worktops and integrated appliances, including a double oven, ceramic induction hob, integrated dishwasher, and sink. Space and plumbing are provided for a large American-style fridge/freezer and a large island with Corian worktop incorporates a breakfast bar.

Accessible from the kitchen, the utility room has space and plumbing for a washing machine, tumble dryer, and further appliances if necessary.

Completing the ground floor is an office featuring fitted storage and desk with a pleasant westerly outlook - an ideal home working space.

First Floor

The first floor features a spacious and beautifully finished principal suite, inclusive of a bedroom, substantial built-in storage, and modern en-suite shower room. Two further double bedrooms both have fitted wardrobes, enjoying a rear-facing aspect.

The main bathroom is fitted with a stylish modern suite comprised of a bath, walk-in shower enclosure, WC, basin and heated towel rail - complemented by tiled floors and contemporary lighting.

The landing is impressive, notable for its size and the galleried staircase leading from the ground floor.

Completing the first floor is a useful storage cupboard located close to the first floor entrance door.

We are advised that there is storage cupboard accessible from the communal hallway that is currently in use by the property.







Externally
The property benefits from a private terrace to the ground floor, and a private balcony to the first floor accessible from the master bedroom. There are also two secure underground parking spaces, a store room accessible from the first-floor level, and large, well-maintained communal grounds that surround the building.

Lease Information
We understand the property is Leasehold with 977 years remaining on the lease.

We understand the Ground Rent is £225 per annum.

We understand the Service Charge is £6524 per annum.

This information should be checked by your legal advisor.

Location
Kensington Apartments forms part of the exclusive Alderman's Park development of luxury apartments built in 2004 to a high standard. Situated in a premier residential location on the cusp and level with Durdham Downs parkland, adjacent to Redland Green School and within striking distance of Whiteladies Road's fashionable bars and bistros. There are schools in abundance, state and independent, primary and secondary, health, leisure, tennis and squash clubs and even a train station with direct access to Temple Meads with services to a number of cities nationwide.

Schools
Redland Green School - Distance: 0.09 miles
Westbury Park School - Distance: 0.35 miles
St Bonaventure's Catholic Primary School - Distance: 0.45 miles
Cotham Gardens Primary School - Distance: 0.58 miles
Bishop Road Primary School - Distance: 0.65 miles

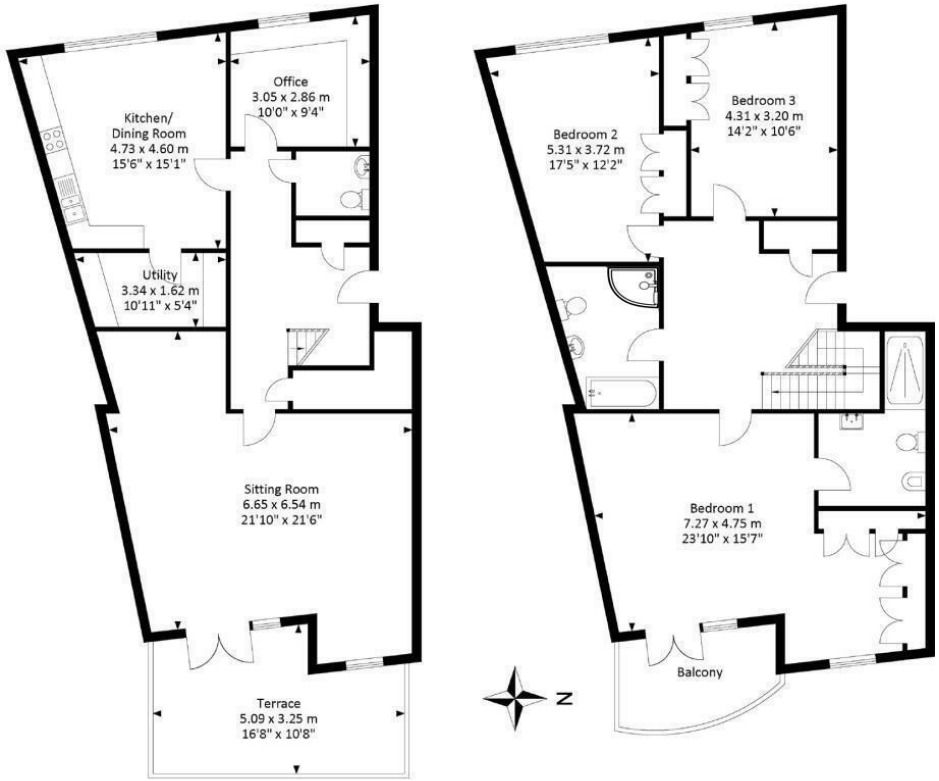






Kensington Apartments, Redland Court, Redland, BRISTOl, BS6 7BQ

Approx. Area 2080.10 Sq.Ft - 193.20 Sq.M



Ground Floor First Floor

For illustrative purposes only. Not to scale.

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. Floor plan produced by Energy Plus.





- An impressive three-bedroom duplex apartment
- Forming part of the highly regarded Alderman's Park development in leafy Redland
- An impressive footprint measuring approx. 2080 sq.ft.
- Light-filled rooms
- Two bathrooms plus a WC
- Superbly well-maintained throughout
- Two secure, allocated undercroft parking spaces
- Mature communal gardens

Guide Price: £825,000

Tenure: Leasehold

Council Tax Band: G

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN















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