MAGGS & ALLEN

# FLAT 34, ST. OSWALDS COURT ST. OSWALDS

REDLAND, BRISTOL, BS6 7HX

£310,000

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A beautifully-bright and spacious two bedroom, top floor apartment overlooking the Redland Green Club. Offering generous proportions, a separate kitchen, ample storage and a balcony providing excellent views. This property comes with the added benefit of no onward chain.

## Approach
At the bottom of St Oswald's Road, a tarmac forecourt leads to the front of the building and the up-and-over door to the single garage.

A door opens to the communal hallway, with a staircase leading to the second floor landing, and in turn the entrance to Flat 34.

## Property Description
The front door opens into the entrance hall, providing access to a large double storage cupboard, and a door opening to an internal hallway; providing access to the accommodation and two further storage cupboards.

Towards the end of the hallway, you will find a large reception room which is bathed in natural light and features floor-to-ceiling windows to triple aspects, boasting ample space for living and dining. A glass door opens to a south-easterly facing balcony, framing stunning views over the neighbouring tennis club and bowling green.

The kitchen allows enough space for a breakfast table, and comprises a range of wall and base-mounted units with work surfaces. Space is available for a cooker, washing machine and fridge/freezer. A uPVC window overlooks the aforementioned balcony.

Both bedrooms are doubles, offering generous proportions, wood-effect flooring and floor-to-ceiling windows overlooking the tennis club.

Completing the accommodation is a three-piece family bathroom, encompassing a suite of toilet, sink and bath with shower over.

## Location
A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

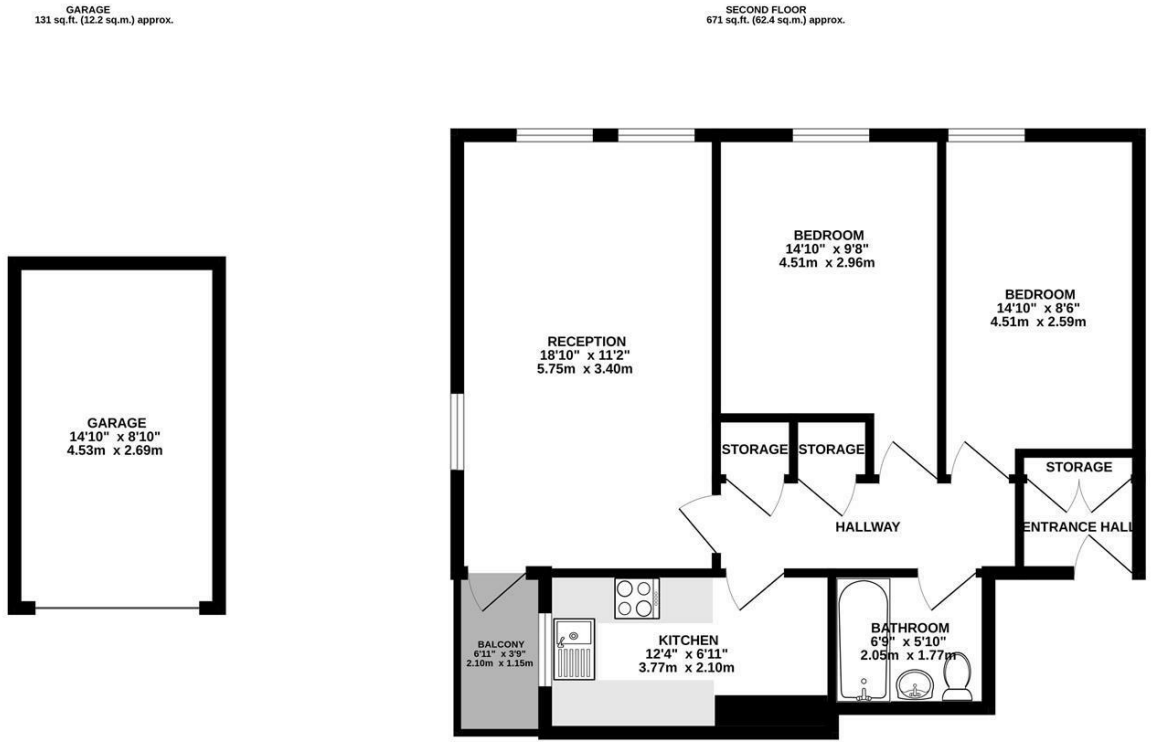
Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

## Lease Information
We understand there are 949 years remaining on the lease, with an annual service charge of £1,636.

Please note these figures should be checked by your legal advisor.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.




**TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A two double-bedroom, top floor flat in the heart of Redland
- Generous living space, with an abundance of natural light throughout
- Balcony providing fantastic views
- Ample storage cupboards
- Single garage allocated to the flat, to be used for parking or storage
- Located at the end of a quiet road, close to Redland Green and The Downs
- Offered to the market with no onward chain

**Guide Price:** £310,000

**Tenure:** Leasehold

**Council Tax Band:** C

**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. Please contact the office to confirm any details.

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60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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