



THE FIRST FLOOR FLAT  
5 OAKLAND ROAD, REDLAND

# THE FIRST FLOOR FLAT, 5 OAKLAND ROAD, REDLAND, BRISTOL, BS6 6LT

A WELL-PRESENTED AND COMFORTABLE TWO-BEDROOM FIRST FLOOR FLAT SITUATED IN THIS SOUGHT-AFTER LOCATION OF WHITELADIES ROAD WITH ITS WEALTH OF BOUTIQUES, CAFES, BARS AND RESTAURANTS. THE BRIGHT AND LIGHT ACCOMMODATION INCLUDES ENTRANCE HALL, LIVING/DINING ROOM, WITH FITTED KITCHEN OFF, TWO DOUBLE BEDROOMS AND ONE BATHROOM.

## SUMMARY OF ACCOMMODATION

On entering the apartment, a front door opens off the communal landing and runs around the stairwell. A generously proportioned light and airy living/dining room enjoying a southerly facing aspect overlooking Oakland Road and neighbouring townhouses. A door to one end opens into the kitchen. A galley-style kitchen enjoying a dual aspect. Range of modern base and wall units with laminated work surfaces. Freestanding cooker with 4 ring electric hob to include under oven and grill, stainless steel extractor hood. Plumbing for automatic washing machine and dishwasher. Opening for freestanding Fridge/freezer. Wall mounted combination gas fired boiler supplying the central heating and domestic hot water. Laminate timber effect floor covering.

The bathroom comprises a Panelled bath with separate wall-mounted shower to one end. Wash hand basin and WC. Part-tiled walls and extractor fan.

There are two double bedrooms overlooking the rear gardens and neighbouring properties.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol – 01179731516

**Tenure** – Leasehold – Remainder of a 999 year lease with a Share of the Freehold

**Local Authority** – Bristol City Council

**Service Charge** – The Service Charge is £100 per calendar month

**Council Tax Band** - We understand to be band 'B' (£2,009.68 for 2025/2026)

**Services** - We understand all mains services to be to be connected.

**Broadband**: Ultrafast – Download up to 1800 Mbps with Upload up to 220 Mbps

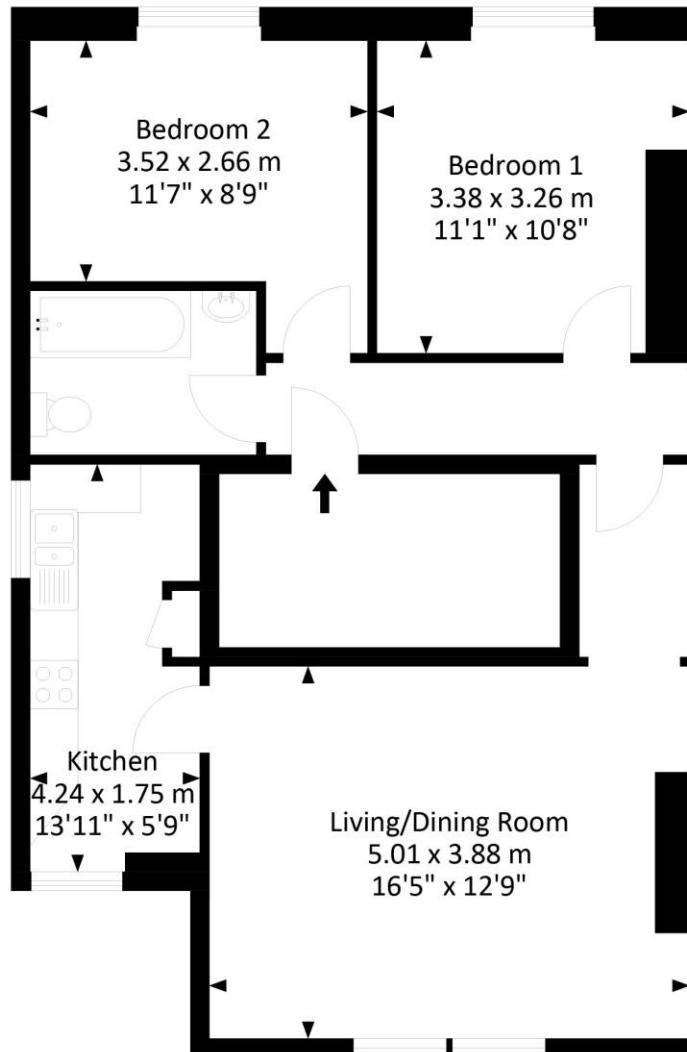
**Mobile Phone** : Data and voice Good outdoor, good to variable inside available for 02, EE, Three and Vodafone.

## LOCATION

Oakland Road is a highly desirable address, owing to the uniquely convenient location and the stunning examples of Victorian architecture within the road. The wide selection of high street shops, boutiques and restaurants on Whiteladies Road are quite literally at the end of the street as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline railway station. For those that enjoy recreational pursuits the vast expanse of Clifton's Downs can be found within half a mile.



Approx. Gross internal Area  
652.0 Sq.Ft - 60.60 Sq.M



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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