



MAGGS
& ALLEN

FLAT 4 11 HARCOURT ROAD
REDLAND, BRISTOL, BS6 7RQ
£215,000

A well-presented, one bedroom hall floor apartment located on a popular road in Westbury Park. Boasting a modern kitchen and shower room, high ceilings and use of a communal courtyard.

Vendor's Comments

"The location of the property is outstanding, as it's very close to local shops, cafes and boutiques, plus Durdham Downs, and has good access to routes around Bristol and to the M4, M5 and M32. It's within walking distance of both Whiteladies Road and Gloucester Road, and there are good bus links to Clifton, Cribbs Causeway and the City Centre. It's unusual to find a property of this price in the area - the location was a key part of what drew me to the property originally, as I was looking for somewhere in Redland with easy commuting routes and parking at home.

The upkeep is exceptionally low, with minimal service charges, no ground rent, low bills, and band A Council Tax. The flat is also easy to keep cool in summer, and warm in winter. The high ceilings make it feel airy and spacious, and I have found it very comfortable to work remotely from home. The property would be ready to live in without any renovation, and it would be quick and easy for a first-time buyer to make it their own, or simple and stress-free for a buy-to-let landlord."

Summary

Upon entering, you are greeted by a bright, open-plan kitchen/living space featuring high ceilings, neutral décor and a uPVC double glazed window to the side. Space is available for both living and dining, and the kitchen itself comprises a range of base and wall-mounted units with wood-effect worktops, an integrated electric oven, electric hob with extractor and stainless steel sink. Further space is available for a freestanding fridge/freezer and washing machine.

From the living space, an internal door gives way to the double bedroom - an airy space providing ample room for a large wardrobe, with a window overlooking the courtyard to the rear.

Completing the accommodation is a contemporary shower room; comprising a toilet, sink and large shower unit.

To the rear of the building, a communal courtyard provides an ideal space to enjoy the sun and hang washing.

Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and public gardens, creating a picturesque suburban setting.

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, Little French and Lavender.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and major transport links.

Tenure

We understand the property is Leasehold, with 979 years remaining on the lease and a share of freehold.

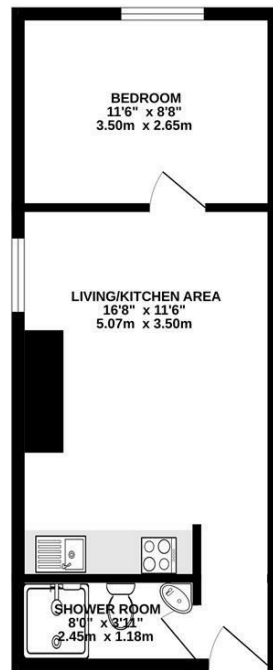
We understand the Service Charge is £500 per annum.

Schools

Westbury Park School - Distance: 0.2 miles
Redland Green School - Distance: 0.37 miles
Henleaze Junior School - Distance: 0.45 miles
Bishop Road Primary School - Distance: 0.59 miles



GROUND FLOOR
325 sq. ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 325 sq. ft. (30.2 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 misstatement. 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.
Made with Metropix C0206



- A well-presented, one bedroom hall floor apartment
- Located within an attractive Edwardian building
- Open plan living, with high ceilings
- Neutral decor throughout
- Modern kitchen and bathroom
- Communal courtyard garden
- Share of freehold, with an affordable service charge
- Situated on a popular road, close to amenities in Westbury Park

Guide Price: £215,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: A

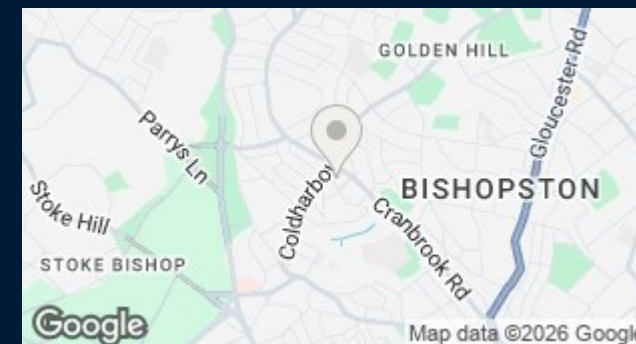
EPC Rating: D

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.