



Redland | Guide Price £375,000

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Flat A, 16 Zetland Road, Redland, Bristol, BS6 7AD

- Upper Floor Maisonette
- Allocated Parking Space
- Close To Gloucester Road
- Circa 1 Mile From Bristol Uni.
- Additional HMO Licence In Place

Enjoying a highly convenient location just around the corner from vibrant Gloucester Road this 3 double bedroom upper floor maisonette with allocated parking space is ideally suited to first time buyers wanting additional space or as a student home/rental. An additional HMO licence is in place. Offered for sale with no onward chain.

One of two flats in the building the maisonette is accessed via front door shared with downstairs into a communal hall with stairs rising to the first floor. From the landing a front door opens into the maisonette.

The first floor provides a spacious living room with large rectangular bay window to the rear. Plenty of space for sofas and a dining table. The kitchen is to the front and is a good size with large window overlooking the street. Modern range of kitchen units with built in oven, hob, washing machine, fridge/freezer. Small breakfast bar. Also on this floor is one of the double bedrooms. Again positioned to the front with large bay window.





Adjacent to it is a the bathroom which features modern white suite with shower over the bath, washing basin and WC. Window to the front aspect for light and ventilation.

Moving upstairs there is another double bedroom on the half landing with window to the rear aspect. Carrying on up the largest bedroom is positioned in the roof space and with sloping ceilings is a characterful room. A large additional walk in loft space can be accessed via the top floor landing. The maisonette has gas fired central heating supplied via a combination boiler.

Important Information:

The existing owner will retain ownership of the ground floor apartment. A new management company is being created that will own the freehold of the property. Each of the two flat owners will then become directors of the management company. A new long lease will be created for each of the properties. The service charge will be decided upon between the two owners. We are not aware of any ground rent being payable.



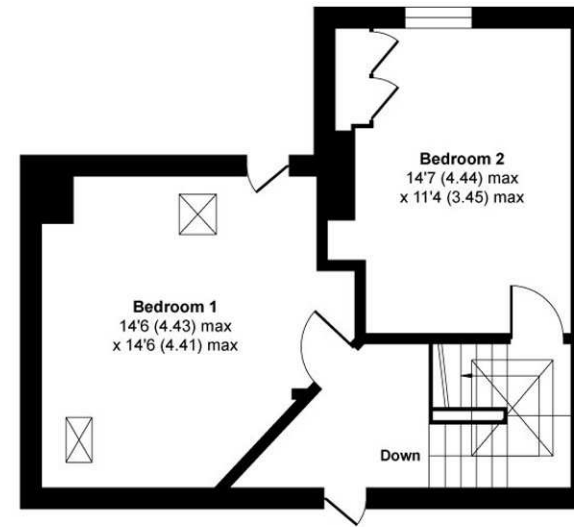
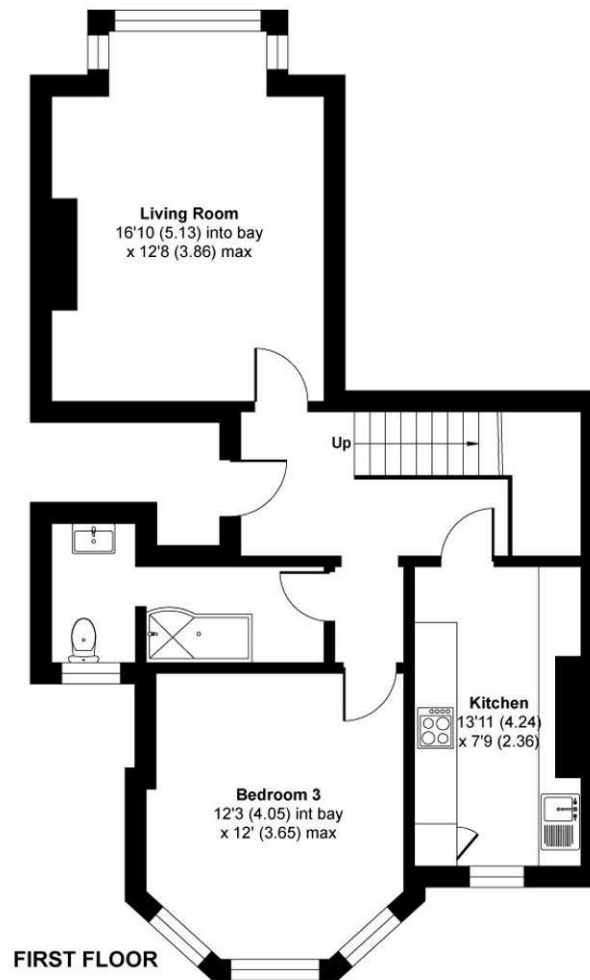
**Energy Performance Certificate
Rating D**



Zetland Road, Redland, Bristol, BS6

Approximate Area = 1091 sq ft / 101.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Leese & Nagle. REF: 1402222

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Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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