



Redland

Guide Price £800,000

LEESE & GORDON  
Independent Estate Agents

## 17 Chapter Walk, Bristol, Bristol, BS6 6WA

- No onward chain.
- Modern Four Bedroom Townhouse
- 730m Redland Green School
- 315m St. Johns & 445m Westbury Park Primary Schools
- Flexible Accommodation Over 3 Floors
- Southerly Facing Courtyard Garden

A contemporary 4 bedroom townhouse tucked away in this highly regarded gated development within moments of both the Downs and Whiteladies Road and within 750 metres of Redland Green School. Further benefitting from an integral garage, allocated off street parking, two balconies and south facing rear courtyard garden.

Bright, generously proportioned and presented to the highest standard - 3 double bedrooms to the top floor & an additional and spacious en-suite ground floor bedroom which could accommodate a dependent relative/independent teenager or a work from home office space.

Ground Floor: entrance hallway, bedroom 2 with en-suite shower room/wc.

First Floor: landing, sitting room with access to balcony, spacious, light filled kitchen/dining room, cloakroom/wc.

Second Floor: landing, bedroom 1 with en-suite shower/wc and access to balcony, bedroom 3, bedroom 4, bathroom/wc.

Outside: integral garage, south facing courtyard rear garden, parking space and visitor parking.

Set in a very popular location, perfectly presented to enjoy the Downs with circa 400 acres of recreational space almost on the doorstep, Whiteladies Road has a range of bars, restaurants and amenities including Clifton Down Shopping Centre and Train Station and convenient for a range of interesting and useful shops on North View and Coldharbour Road.





A superb townhouse, surprisingly spacious and set in a very convenient location.

it is understood that the property is Leasehold for the remainder of a 250 year lease from 1 January 2004, with a ground rent of £515.68 p.a and an estate charge of £1,208.34 p.a.

PLEASE NOTE the governments announcement on 27<sup>th</sup> Jan 2026 intending to limit all ground rents to £250. The draft Bill will now move into pre-legislative scrutiny, expected to be carried out by the HCLG Select Committee. Subject to parliamentary timings, the ground rent cap could come into force in late 2028.

This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:**

Bristol City Council. Council Tax Band: F

250 year lease commencing 1st Jan 2004

Ground rent £515.68

Ground rent increased every 10 years in line with retail price index. Next review is 2031.



**Energy Performance Certificate**

Rating C

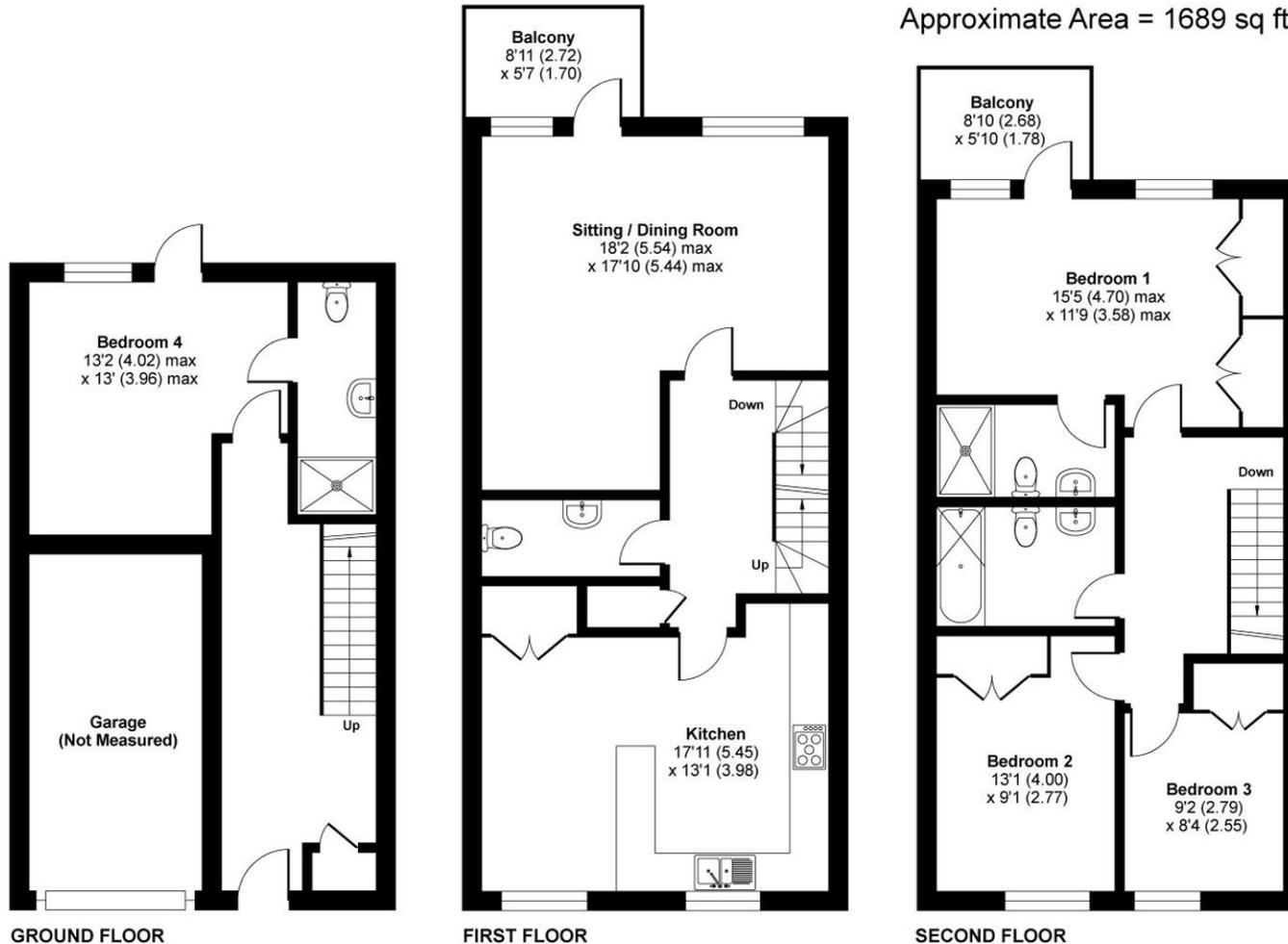
**Council Tax:**

Band F

# Chapter Walk, Redland, Bristol, BS6

Approximate Area = 1689 sq ft / 156.9 sq m (excludes garage)

For identification only - Not to scale



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: 1410418

**LEESE & GORDON**

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.



**Office:**  
 125 Stoke Lane,  
 Westbury-on-Trym,  
 Bristol, BS9 3RW  
 T: 0117 962 2299  
 sales@leeseandgordon.co.uk  
 leeseandgordon.co.uk