



**£1,250 PCM** Cranbrook Road | Redland | Bristol | BS6 7BT

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**Kendall Harper**

## Cranbrook Road | Redland | Bristol | BS6 7BT

Nestled on the charming Cranbrook Road in the desirable area of Redland, Bristol, this delightful ground floor garden flat is a splendid opportunity for those seeking a blend of modern living and Victorian elegance. The property is part of a tasteful conversion and boasts its own private entrance, ensuring a sense of independence and privacy.

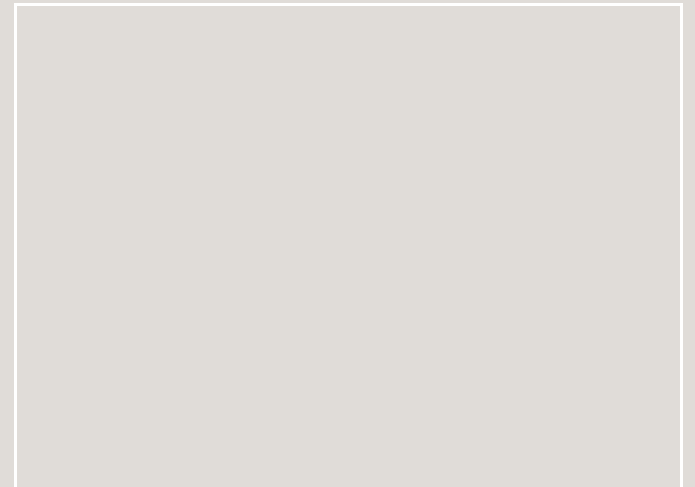
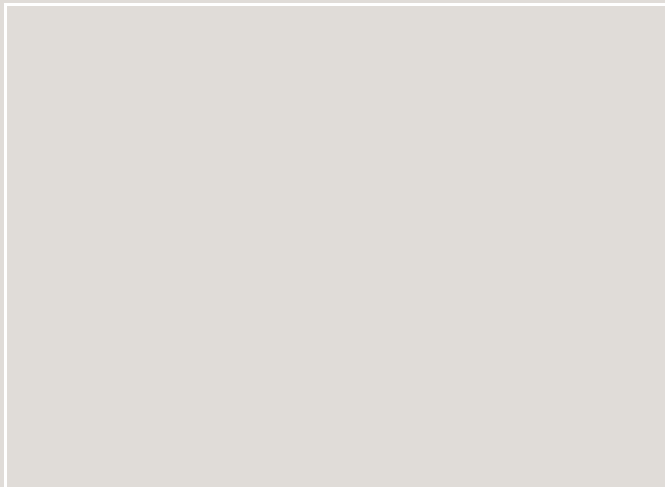
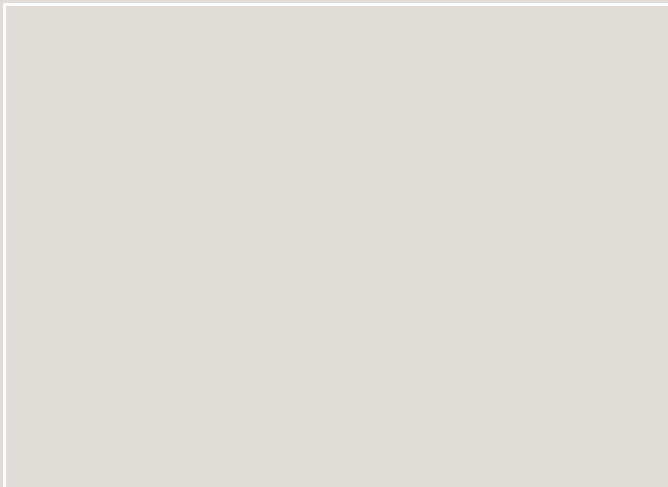
Upon entering, you are greeted by a well-appointed modern kitchen, complete with essential appliances, perfect for culinary enthusiasts. The spacious lounge/diner is a highlight of the flat, featuring patio doors that open directly onto a low-maintenance private garden, ideal for enjoying the outdoors or entertaining guests. The garden also includes a handy garden shed for additional storage.

The accommodation further comprises a generously sized double bedroom, providing a peaceful retreat, and a stylishly finished shower room that adds to the contemporary feel of the home.

Additional benefits include secure bike storage, catering to those who enjoy cycling around the vibrant local area. With convenient amenities just a short stroll away on Gloucester Road, this property offers both comfort and accessibility.

Available from the 12th of November 2026, this flat is a must-see for anyone looking to embrace the Redland lifestyle. We highly recommend scheduling a viewing to fully appreciate all that this charming property has to offer.





| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) <b>A</b>                          |         |                                                                                     |
| (81-91) <b>B</b>                            |         |                                                                                     |
| (69-80) <b>C</b>                            |         |                                                                                     |
| (55-68) <b>D</b>                            |         |                                                                                     |
| (39-54) <b>E</b>                            |         |                                                                                     |
| (21-38) <b>F</b>                            |         |                                                                                     |
| (1-20) <b>G</b>                             |         |                                                                                     |
| Not energy efficient - higher running costs |         |                                                                                     |
| England & Wales                             |         |                                                                                     |
| EU Directive 2002/91/EC                     |         |  |

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