MAGGS & ALLEN

FLAT 8, REDLAND COURT, 24 REDLAND PARK

REDLAND, BRISTOL, BS6 6SE

Asking Price £400,000

MAGGS & ALLEN

Flat 8, Redland Court, 24 Redland Park, Redland, Bristol, BS6 6SE

Asking Price £400,000

A spacious and well-presented two-bedroom ground floor flat with a private entrance and allocated parking. Located a short walk away from Whiteladies Road. Offered to the market with no onward chain.

Approach

From Redland Park, a driveway leads to the rear of the building, where you will find the allocated parking space for Flat 8. From the parking area, a few steps lead down to a private courtyard, which is laid to stone chippings and offers a sunny spot to sit and relax. This then leads to the private entrance for the property. To the front of the building, there is a leafy, communal garden with bike store.

Accommodation

The property is entered via a long entrance hall with wood-effect flooring throughout, providing access to each of the rooms and a useful, large utility cupboard. This in turn leads to a bright and spacious reception room, which has been tastefully decorated and features picture rails, wooden window shutters and a large, curved bay window allowing natural light to flood the room. The kitchen is adjacent, and is fitted with a range of wall and base-mounted units with natural wood-effect shaker style fronts, including an integrated electric oven, electric hob with extractor and stainless steel sink. There is also further space for a fridge/freezer and dishwasher.

Back through the hallway, there are two generous double bedrooms, with the master benefitting from a grand, curved Georgian bay window to a south-easterly facing aspect. The bathroom is a fantastic size, spanning over 5 metres in length and features a four-piece suite comprising a large shower cubicle, bath, toilet and sink.

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Tenure

We are advised there is 990 years remaining on the lease.

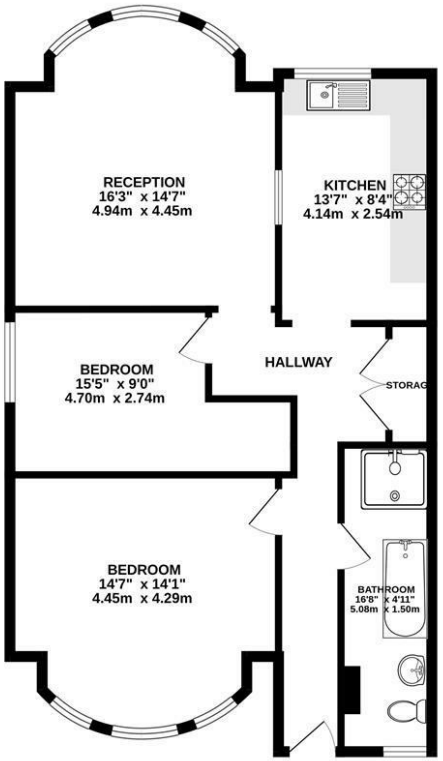
We are advised the service charge for 24/25 was £2,157 and included buildings insurance, cleaning, gardening, communal electrics, sink fund contribution.

We are advised there is no Ground Rent.

Vendor's Comments

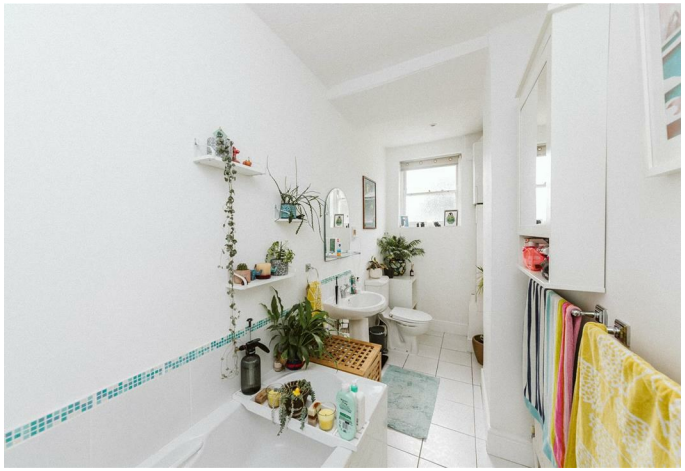
"We have loved living in this property. The location couldn't be better, being right next to the Downs and the many shops, cafes, and restaurants on Whiteladies Road. As well as the spacious rooms and period features, we've appreciated having a private entrance, the courtyard garden for enjoying warmer weather, and the off-street parking space. We will be sad to leave!"

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 mis-statement. 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 ©2025



- Ground floor flat with private entrance
- Two double bedrooms
- Generous reception room with separate kitchen
- A sought-after location close to Whiteladies Road
- Four-piece bathroom
- Georgian character features
- Allocated parking
- Offered to the market with no onward chain

Guide Price: £400,000

Tenure: Leasehold

Council Tax Band: C

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.

MAGGS & ALLEN

REDLAND
COURT
24

60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9
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.