



MAGGS
& ALLEN

FLAT 6, ST GEORGE'S HEIGHTS AVONVALE

REDFIELD, BRISTOL, BS5 9RB

£260,000

A modern, two-double bedroom first floor apartment located close to the City Centre and a short walk away from Lawrence Hill Station. Offered to the market with no onward chain.

Approach

From Avonvale Road, the main door with intercom system opens to a communal hallway, with a staircase leading to the entrance to Flat 6.

Summary

The property is entered via an internal hallway, which benefits from wood-effect flooring and provides access to the accommodation.

Perhaps one of this property's most attractive features is its open-plan kitchen/living area; a large, bright room which spans the width of the property, and offers vast amounts of space for both living and dining. Two southerly-facing windows allow for natural light to flood the space throughout the day, and French doors open to a balcony.

The kitchen comprises a range of wall and base-mounted units, with a peninsula and breakfast bar, wood-effect fronts and work surfaces. Integrated appliances include an electric oven, electric hob with extractor and sink with drainer. Further space is available for a washing machine and fridge/freezer.

Both bedrooms accommodate double beds, with slim, floor to ceiling windows providing views of the locality.

Completing the property, the bathroom encompasses a white suite of bath with mains shower over, toilet and sink.

Location

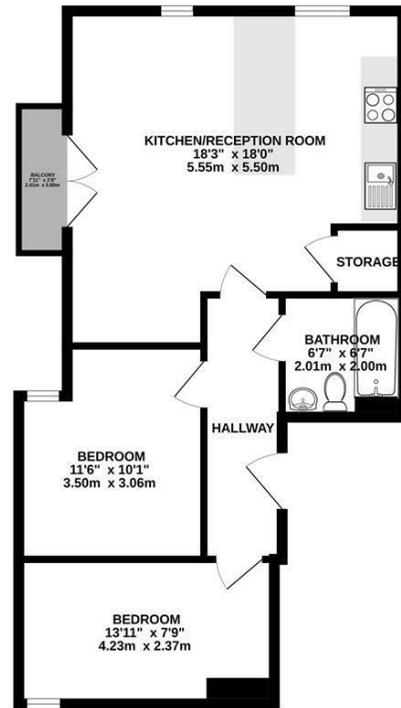
Redfield is a lively, close-knit neighbourhood in east-central Bristol, centred on the bustling stretch of Church Road with its mix of independent shops, cafés and essential services. Home to roughly 2,500 residents, it balances urban convenience with easy access to green spaces like St George Park and Netham Park. Good transport links — including Lawrence Hill station, frequent buses and the Bristol and Bath Railway Path — make it practical for commuting, while its multicultural character and growing popularity among young professionals and families give the area a friendly, community-focused feel.

Lease Information

We understand there are 976 years remaining on the lease, and there is a service charge of £1,590 per annum.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA - 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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- Two double bedroom, modern apartment
- Open-plan kitchen/living area
- Private balcony
- Located close to St George's Park
- Great transport links; situated a short walk from Lawrence Hill Station
- Offered to the market with no onward chain

Guide Price: £260,000

Tenure: Leasehold

Council Tax Band: B

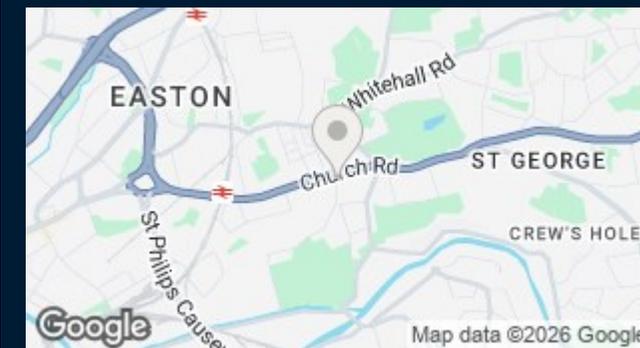
EPC Rating: C

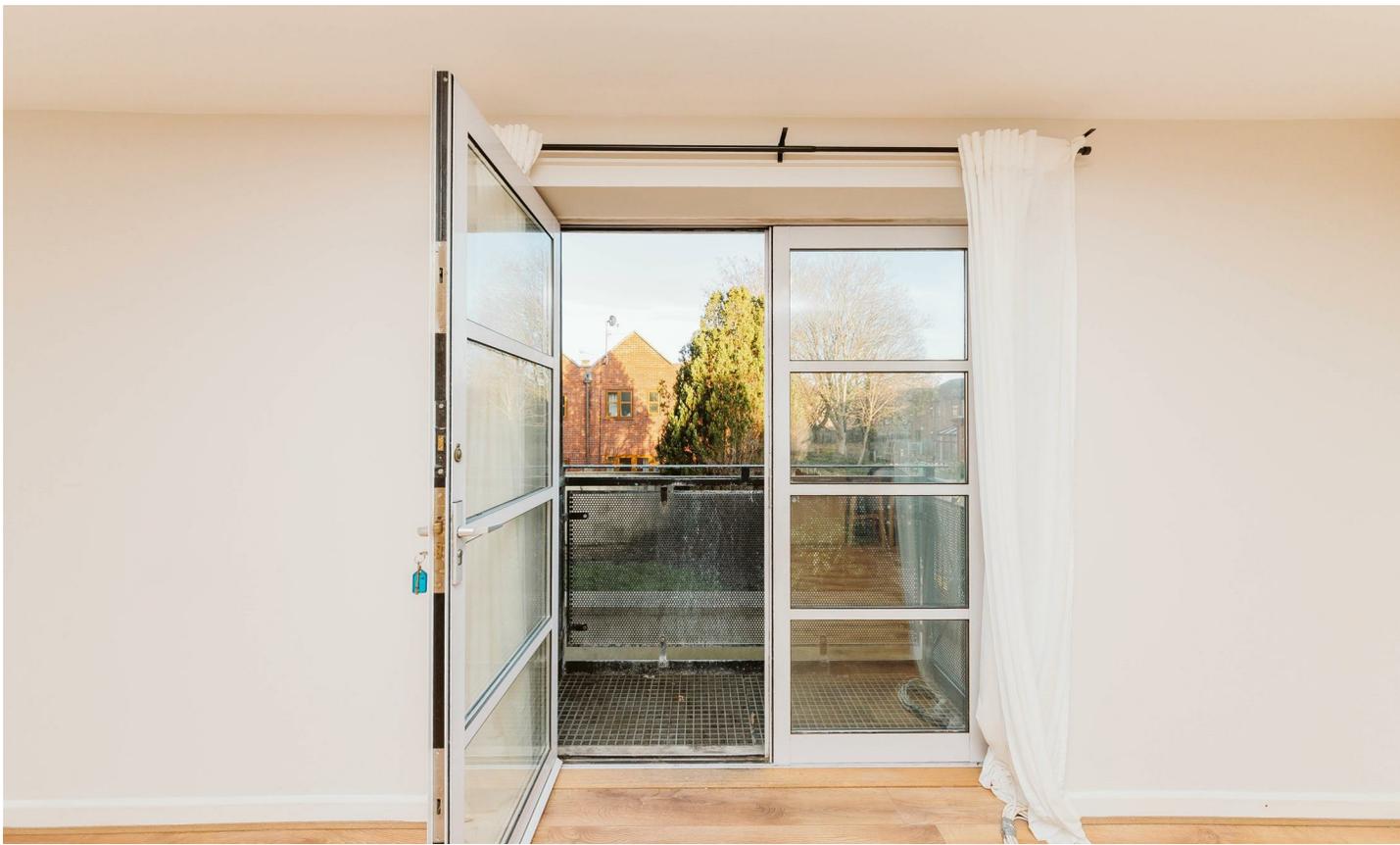
Local Authority: Bristol City Council

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.





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