



5, St James Court Hampton Road, Redland, Bristol, BS6 6LU

GUIDE PRICE £360,000

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## PROPERTY OVERVIEW

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A bright and well-balanced two bedroom second floor apartment, offered to the market with no onward chain, set within a highly regarded development in the heart of Redland, benefitting from secure gated off-street parking and a superb position just moments from Chandos Road and Whiteladies Road.

The layout works particularly well here. A central hallway leads through to a generous lounge/dining room measuring over 19ft in length, with a front-facing bay window allowing plenty of natural light and creating a comfortable main living space.

The separate kitchen is well arranged with integrated appliances and practical storage, while both bedrooms are positioned to the rear of the building, offering a quieter aspect. The principal bedroom benefits from an en-suite shower room and French doors opening onto a Juliette balcony, adding a nice sense of light and openness. A second bedroom and a modern bathroom complete the accommodation.

The property is well maintained throughout and benefits from gas central heating, double glazing and a video entry system, making it an ideal low-maintenance home in a prime location.

### Outside

To the rear of the development, accessed via a secure gated archway, there is an allocated off-street parking space (third space from the left against the back wall) a real advantage in this part of Redland. Residents also have use of communal gardens, providing a pleasant outdoor space.

The property also falls within the Residents' Parking Zone, offering additional convenience for visitors.

### Location

Hampton Road is perfectly positioned in the heart of Redland, directly opposite Chandos Road, known for its excellent selection of independent restaurants, cafés and bars.

Whiteladies Road is just a short walk away, along with Clifton Down train station, the BBC, university buildings and the city centre. The Downs are also within easy reach.

This is a location that continues to be popular with professionals and buyers looking for a balance of lifestyle and convenience.

### Lease Information

Length of Lease Remaining: Approx. 976 years

Service Charge: £133 per month until 30/04/2026

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# KEY DETAILS

- Second Floor Apartment
- 2 Bedrooms
- Juliet Balcony To Rear
- Gas Central Heating & Double Glazing
- Video Entry System
- Secured Allocated Parking Space

Guide Price: £360,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

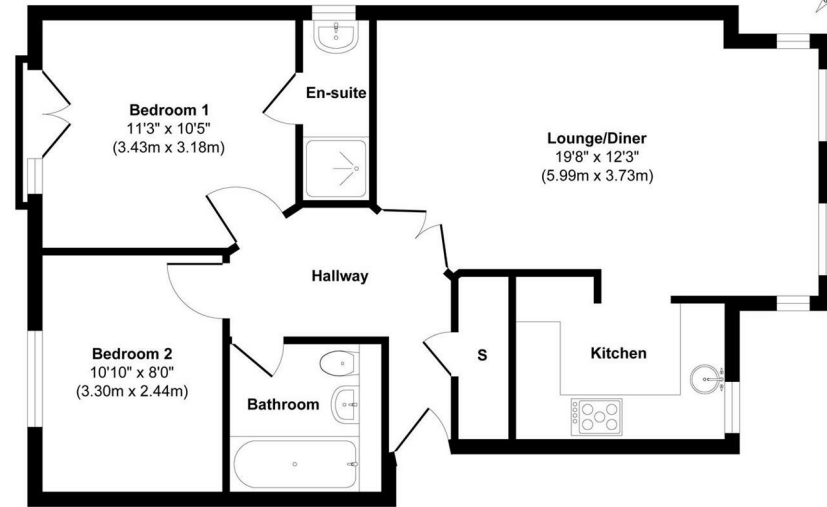
Viewing: By appointment only



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Second Floor

Approx. Gross Internal Floor Area 678 sq. ft / 63.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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