



Garden Flat, 6 Redland Park, Redland, Bristol, BS6 6SB

GUIDE PRICE £550,000

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PROPERTY OVERVIEW

Occupying the ground floor of a handsome period residence in one of Redland's most sought-after locations, this beautifully proportioned garden flat offers a rare opportunity to enjoy elegant, characterful living with the added benefit of a private garden and generous outbuildings.

With a total internal area of approximately 1168 sq. ft. (108.50 sq .m.) and an additional 216 sq. ft. (20.11 sq. m) of outbuilding space, the property provides both charm and flexibility. The accommodation includes a stunning sitting room (19'7" x 19'0") with a feature bay window and period detailing, a well-equipped kitchen, and two double bedrooms, including a notably spacious primary bedroom (24'1" x 14'0").

The flat also benefits from a sun room, ideal for relaxed living or a home office, and a well-appointed bathroom. Outside, the garden is complemented by a detached workshop and store- room, perfect for hobbies, storage, or potential conversion (subject to consents).

Location

Situated on Redland Park, the flat enjoys a peaceful setting within easy reach of Whiteladies Road, Clifton Down, and Redland station. It forms part of a substantial period home, retaining original features and offering the scale and grandeur of a bygone era, with the comfort and convenience of modern living.

Lease Information:

Approx. 995 years remaining of 999 year lease

Service Charge: Approx. £900 per annum

KEY DETAILS

- Ground Floor Period Flat With Private Entrance
- 2 Large Double Bedrooms
- Beautiful Bay-Fronted Living Room
- Sun-Room Opening Into Garden
- Workshop & Store Room
- Garage (Split 50/50 With Another Flat Owner)

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Tenure: Leasehold - Share of Freehold

Council Tax Band: C

Local Authority: Bristol City Centre

Vendors Onward Position:

EPC: D

Viewing: By appointment only

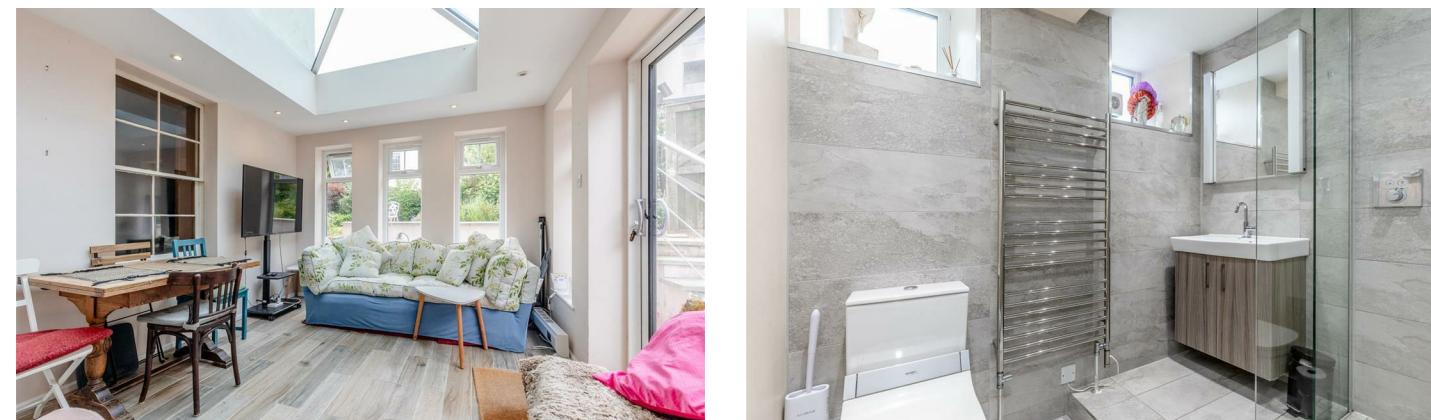


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Approx. Area 1168.10 Sq.Ft - 108.50 Sq.M
Outbuilding Area 216.46 Sq.Ft - 20.11 Sq.M
Total Area 1384.56 Sq.Ft - 128.61 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

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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