



— Hall floor, 29 Redland Grove, Redland, Bristol —

Guide Price - £550,000



Flat 3, 29 Redland Grove, Redland, Bristol, BS6 6PT

An exquisite Victorian hall floor apartment

- Entrance, hallway, utility/storeroom, elegant drawing room, fully fitted kitchen/breakfast room
- Two double bedrooms, family bathroom, small private garden, allocated parking space, permit/visitors parking available, gas c.h
- Stripped pine doors, high ceilings, ornate plasterwork, marble working fireplace, bayed sash windows with shutters

975.90 Sq Ft – 90.70 Sq M

A beautiful two double bedroom hall floor apartment located within a Victorian detached building. The apartment has been completely renovated and stylishly decorated throughout. It offers an impressive original bayed drawing room, fully fitted kitchen/breakfast room, spacious family bathroom, a charming small private garden, and an allocated parking space for a small car. The apartment is perfectly situated being close to Chandos Road, Whiteladies Road and Gloucester Road each with their eclectic and vibrant range of cafes bars, boutiques shops, restaurants, and leisure activities all within walking distance. For the commuter Redland train station is also a short walk away providing easy access to the city centre and Bristol Temple Meads with its fast links to London and other major cities.

On entering the apartment, the hallway has access to a utility/storeroom. The drawing room features a wide bay with stripped wood framed sash windows and working shutters, a fine working marble fireplace with cast iron grate and high ceilings with ornate plasterwork. The kitchen/breakfast room is light and airy with two large sash windows there are ample white gloss wall and floor units with wood worktops and integrated appliances to include SMEG 5 ring gas hob with oven/grill and a fridge/freezer. The master bedroom features a wide bay with sash window high ceilings with cornicing and a picture rail. Bedroom two again with period detail has a large sash window with a leafy outlook. The beautifully appointed bathroom comprises of a white suite with contemporary tiling and fittings to include a bath with shower attachment, pedestal wash hand basin, w.c and a store cupboard housing the boiler.

Outside

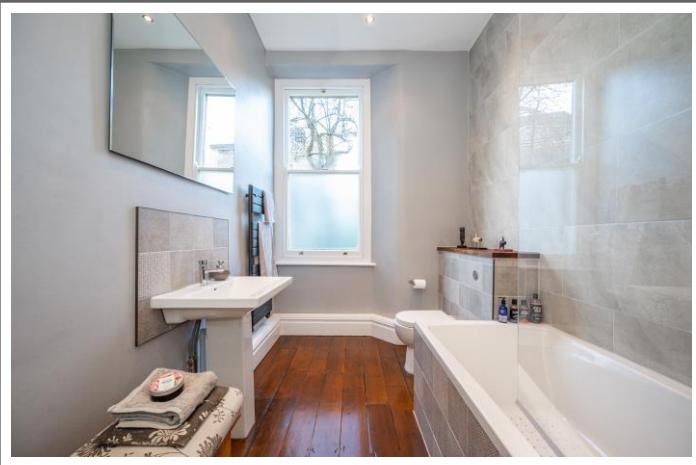
There is a small and private garden with various shrubs and trees to include a Magnolia, fully enclosed with hedging and space for a table & chairs ideal for Al fresco dining. An allocated parking space can also be found together with on street permit/visitors parking



Leasehold 999 from May 1981 - 967 years remaining
Rent Charge - £8.00 per year
Ground Rent - £100.00 per year
Service Charge - £200.00 per month

Viewing Strictly by Appointment
with
Louise Light Property

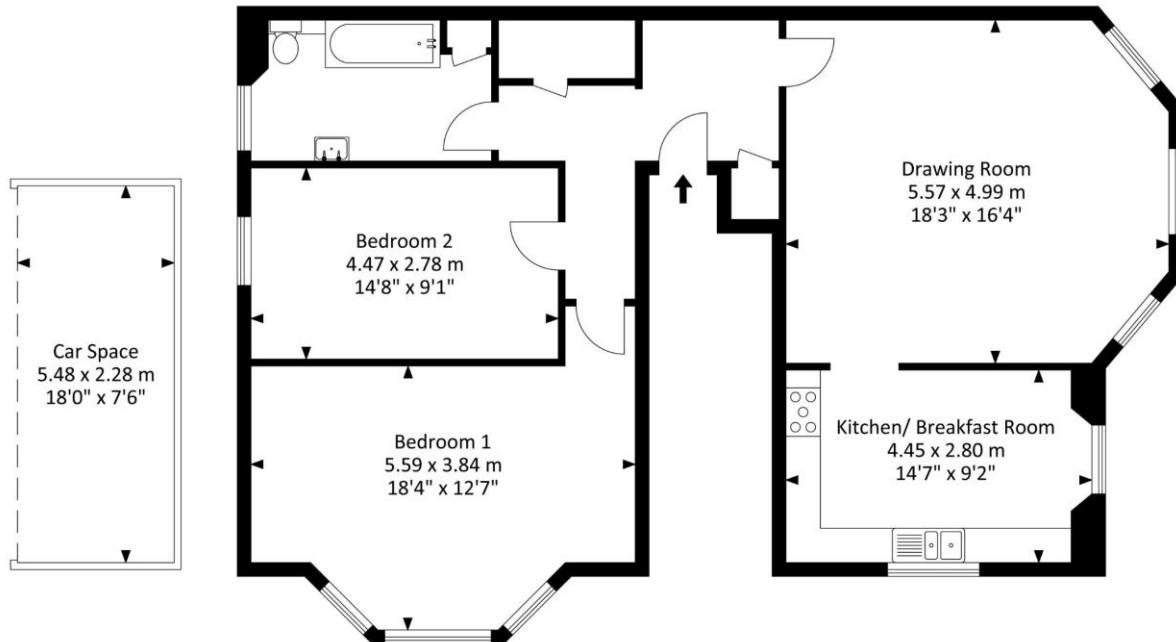
0117 422 0376 or 07963 142613





Flat 3, 29 Redland Grove, Bristol

Approx. Gross Internal Area
975.90 Sq.Ft - 90.70 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.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.