



Redland | £525,000

leese & nagle 

57b Clarendon Road, Redland, Bristol BS6 7EY

- Three Double Bedroom Apartment
- Stylishly Presented Throughout
- Allocated Parking
- 370m From Redland Green School
- No Onward Chain

With its own front door this spacious and stylishly presented three double bedroom top floor apartment has far reaching views across the city. Positioned in a distinctive detached property on a quiet side road and within a minute's walk of attractive Redland Green and within 370m of Redland Green School, this apartment is ideally suited to both professional couples and families and is offered for sale with no onward chain.

With allocated off-street parking space to the side of the building and a shared raised deck area adjacent to the front door suitable for a bistro table and chairs, the front door opens onto a staircase rising to the top floor from which all rooms radiate. Enjoying far reaching Southerly aspect views over the city rooftops towards Dundry Hill in the distance, the sitting room has a feature fireplace and plenty of room for sofas, sideboards and a dining table. The kitchen sits amidships in the property and has window and skylight to the side aspect. A stylish space it is well equipped with wall and base units with marble effect work surfaces and interesting storage areas.

The bathroom also sits centrally within the apartment and has a skylight to the side aspect. A white suite comprises bath has a mixer shower over, wash basin and WC, all with attractively tiled surrounds. A hatch opens into the eaves space providing storage space. Next to the bathroom is a utility cupboard that has plumbing and space for a washing machine and tumble dryer. With skylight to the side it could potentially be used to create an en suite shower room to the second bedroom if desired.





The three bedrooms are all generously proportioned doubles capable of accommodating bed, wardrobe, desk and associated furniture with ease.

The master bedroom and third bedroom are positioned at the front and overlook tree-lined Clarendon Road. The second bedroom is at the rear and benefits from the same views over the city as the living room. This room is currently utilised as a home office.

The flat is attractively presented throughout and the building is well cared for by the residents. Whilst its situated on a quiet side road with attractive park literally around the corner it is also well serviced by local amenities. Redland has a thriving local community and is a lovely place to live. The local corner shop is within a few minutes' walk as is the delightful Shakespeare public house. A slightly further walk brings you to foodie heaven on Chandos Road with its plethora of independent bars, cafés and restaurants. Beyond that are the bright lights of Whiteladies Road and Clifton. The wider city is also readily accessible and the local Redland train station within 5 minutes' walk connecting to Temple Meads mainline station.

Useful information

Remainder of a 999 Year Lease (973 years remaining)

Monthly Service Charge £50 per month.

No Ground rent. Management co own freehold.

Council Tax Band: C

This information should be checked by your legal

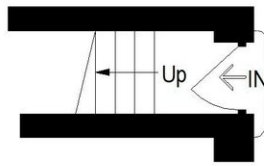



Energy Performance Certificate
Rating: D



**Clarendon Road, Redland,
Bristol, BS6 7EY**

Approximate Gross Internal Area
(Excluding Eaves Storage)
95.5 sq m / 1028 sq ft



 = Reduced headroom
below 1.5 m / 5'0"

First Floor

Second Floor

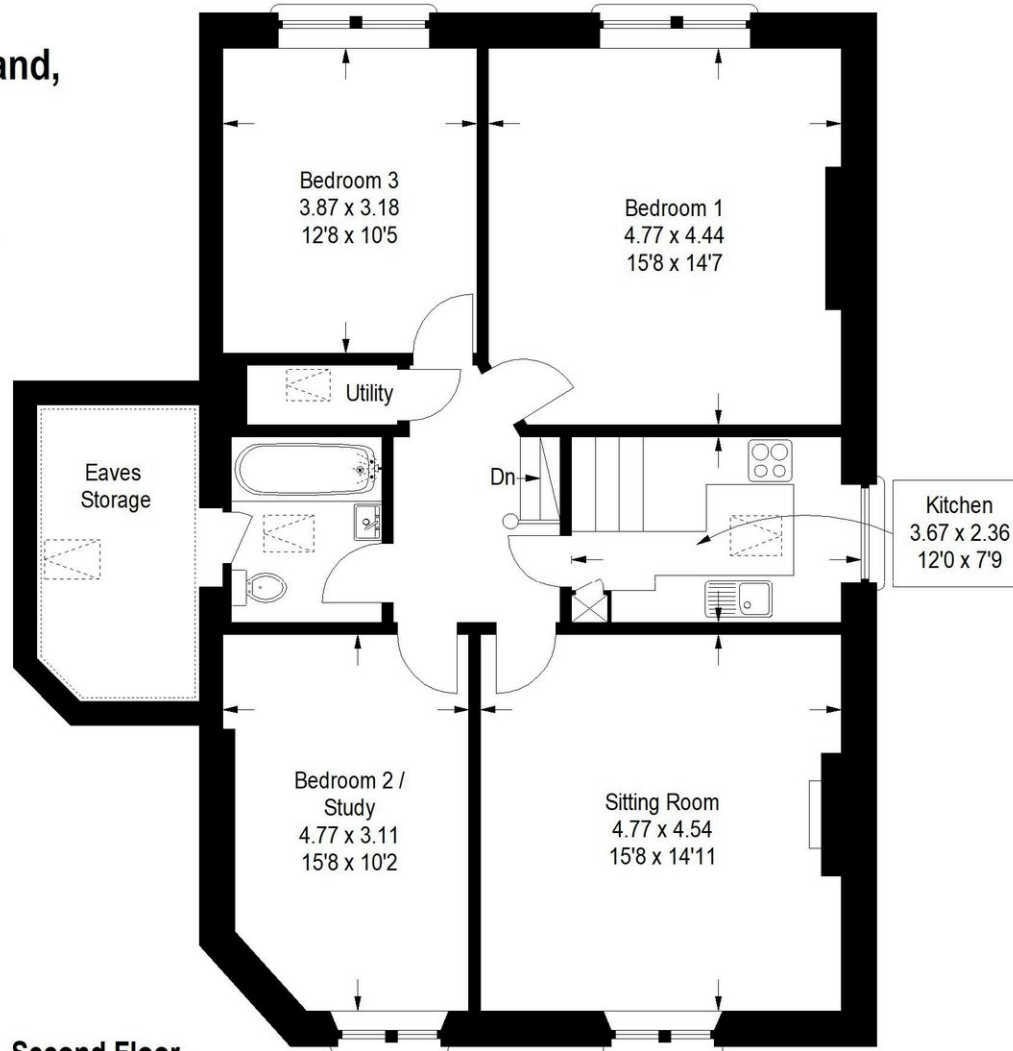


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 799549)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference 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. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Clifton Office
108 Whiteladies Road, Clifton,
Bristol, BS8 2RP
T 0117 974 1741
sales@leeseandnagle.co.uk
leeseandnagle.co.uk