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PROPERTY CONSULTANTS

3 |
BLENHEIM ROAD, BRISTOL, BS6 7JL

Beautiful three bedroom maisonette in a quiet Redland location. This is a charming and spacious apartment (approx. 1378 sq ft) which is set to the rear of the building and benefits from a private entrance and private garden. Set in a great location close to Whiteladies Road and the wonderful open spaces of the Downs this apartment has great appeal.

The apartment has a flexible layout and is situated over two floors. The entrance is on the ground floor where accommodation consists of a large Kitchen/Dining Room with wooden flooring, a range of wall and base units, and range cooker. Up a small flight of stairs and you are into the impressive lounge with views out to the private garden.

On this floor there is also a double bedroom which features doors to the garden and could make a lovely annex for an elderly relative or independent teenager. Or for those now working from home an impressive home office.

On the lower ground floor are two further bedrooms, a bathroom and shower room and a walk-in wardrobe/storage room.

Outside to the rear is your private garden and to the front of the building there are parking spaces which are allocated on a first-come, first-served basis.



Features

- 3 Bedroom Maisonette
- Quiet Redland Location
- Potential Annex
- Bathroom and Shower Room
- Walk-in Wardrobe/Store
- Private Gardens
- Off-street Parking on Shared Basis
- Approx. 1378 sq ft.





Reception

16'10" x 21'2" (5.14 x 6.47)

This impressive room has windows over the private rear garden. With a large bay window, feature fireplace and wooden flooring this is a delightful room.

Kitchen/Dining Room

12'0" x 17'9" (3.68 x 5.42)

The large kitchen/dining room has wooden flooring and neutral decoration. There is a range of wall and base units, a range cooker, integrated fridge and freezer, space and plumbing for dishwasher and washing machine.

Bedroom Two

15'0" x 8'2" (4.58 x 2.51)

Situated to the right of the entrance door this bedroom could easily give private space to a family member. This lovely bright room has windows to the side and doors onto the rear garden. Perfect for use as a bedroom or an impressive home office for those working from home.

Next door to the bedroom is a store room and at present the guest wc which has plumbing ready to be turned into a shower room is desired.

Bedroom One

9'5" x 15'11" (2.88 x 4.86)

On the lower ground floor this double bedroom has neutral decoration and carpet. There is a door to small patio area and steps to the rear garden.

Bedroom Three

6'5" x 17'1" (1.97 x 5.21)

This bedroom has windows to the rear and is currently a child's room with bright decoration and carpets.

Family Bathroom

This great sized bathroom is fully tiled and has a bath with shower attachment over, wc and basin and built-in storage cupboard and additional storage.

Shower Room

A welcome addition to any family home this separate shower room has a fully tiled shower cubicle.

Walk-in Wardrobe

9'1" x 5'4" (2.78 x 1.65)

A real find and such a rarity in flats which quite often lack storage space. This storage room is currently used as a walk-in wardrobe and provides a good amount of additional storage space.

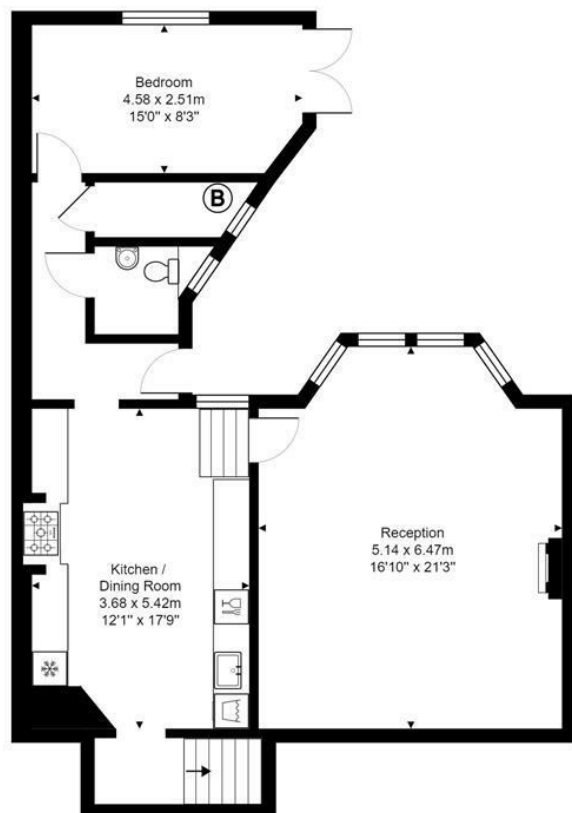
Outside

The apartment is situated to the rear of the building and benefits from a separate entrance and private garden.

To the front of the building are off-street parking spaces which are used on a first-come, first-served basis.



TENURE LEASEHOLD



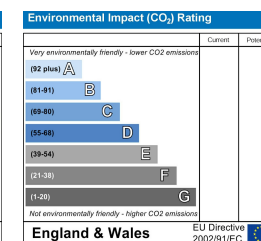
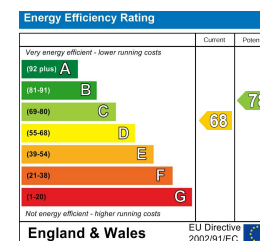
Raised Ground Floor
Area: 78.1 m² ... 840 ft²



Lower Ground Floor
Area: 49.9 m² ... 537 ft²

Total Area: 128.0 m² ... 1378 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.