



SARAH CLARK
PROPERTY CONSULTANTS

FIRST FLOOR FRONT FLAT, 31 |
FERNBANK ROAD, BRISTOL, BS6 6PX

This beautifully presented apartment has been lovingly updated by the current owner and features a great mix of modern and traditional design.

The open-plan living area has a stylish kitchen and has been thoughtfully designed to maximise the space and includes an array of wall and base units to provide useful storage. The kitchen is equipped with a washing machine, dishwasher and space for a fridge/freezer.

The bedroom is a good size double room and has been nicely decorated in modern tones and is fully carpeted. Space once more has been utilised with built-in wardrobes.

Finally the modern shower room is stylishly finished and has a walk-in cubicle and window to front aspect.

Set in one of the sought after roads in Redland the apartment is close to all the amenities on Chandos Road which has some award winning restaurants and is becoming a great foodie destination. The popular Whiteladies Road and Gloucester Road are also within easy distance and have a selection of independent, shops, boutiques and restaurants.

This apartment would make a lovely first home or great investment property.

Lease = Remainder 966 years
Service Charge = £50 per month
EPC = C
Council Tax = B



Features

- One Double Bedroom
- Stylish Well Equipped Kitchen
- Integrated Appliances
- Modern Stylish Decoration
- Shower Room
- Sought After Redland Location



Open Plan Reception/Kitchen

18'11" x 15'0" (5.78 x 4.58)

This is a beautifully presented room and has windows to the front aspect, modern decoration and wooden flooring.

The owner has maximised the space by installing a very well equipped and stylish kitchen which has a range of wall and base units, electric cooker, space for fridge/freezer, integrated washing machine and dishwasher.

Bedroom

10'5" x 15'0" (3.19 x 4.58)

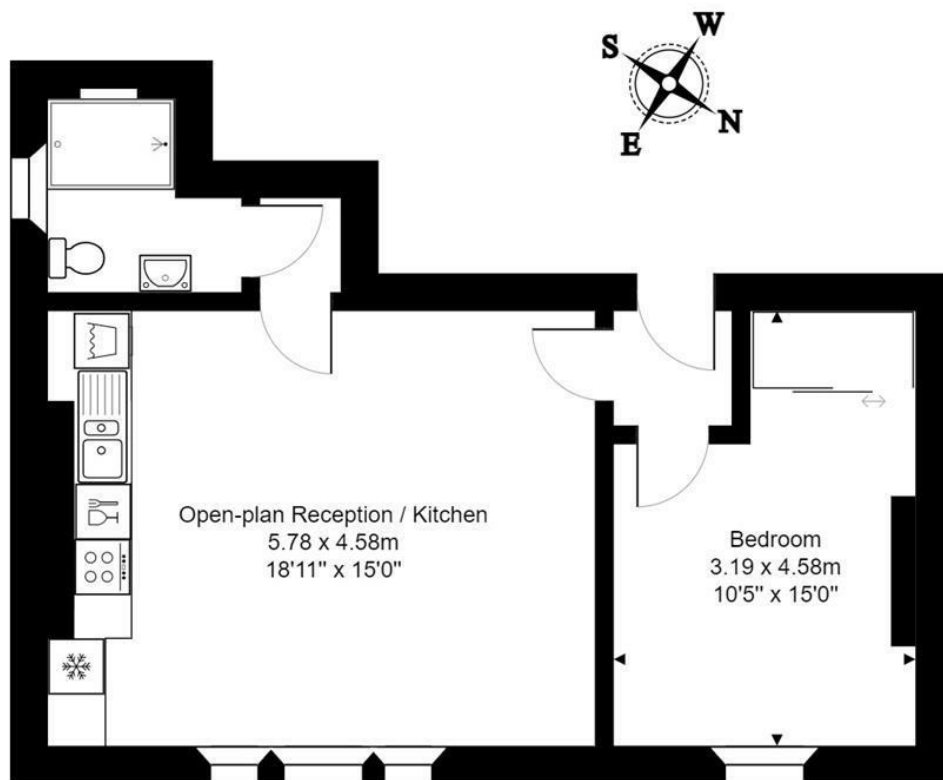
The double bedroom has modern decoration and carpets. There are decorative radiators and built-in wardrobes.

Shower Room

This modern shower room has modern decoration and has a walk-in shower, basin and wc and window to front aspect.



TENURE LEASEHOLD



Open-plan Reception / Kitchen
5.78 x 4.58m
18'11" x 15'0"

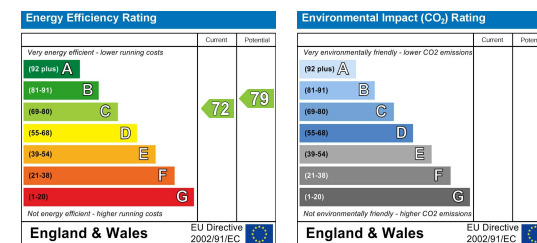
Bedroom
3.19 x 4.58m
10'5" x 15'0"

First Floor

Total Area: 47.1 m² ... 507 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.