



GARDEN FLAT, CHURCHILL HOUSE, REDLAND ROAD, BRISTOL, BS6 6YS



# Beautifully refurbished garden apartment in close proximity to 'The Downs'

## Summary

- Garden apartment
- Two large double bedrooms
- En-suite master bedroom
- Recently renovated to high specification
- Residence parking area
- Beautiful period features
- Durdham downs on the doorstep

## Situation

Located within the Conservation area of Redland, Redland Road is a desirable street. The property is located just a few minutes of Cotham Gardens Park and Redland Train Station. Further amenities are available within walking distance with Whiteladies road only (0.3 miles). Redland is renowned locally for its good schools and family life. Leisure facilities are available locally at Bannentynes health club with other various private and public sports centres including Kingsdown sports centre and Bristol lawn tennis & squash club. The university, BBC buildings and hospitals are also within reasonable walking distance.

## Description

A beautifully presented garden flat renovated to an exceptional quality throughout. The Edwardian property retains many character features typical of the era with modern kitchens and bathroom that exude style and sophistication.

On entering the property there is a large sitting room with engineered oak flooring laminate that flows through the property though to the kitchen with Hotpoint integrated appliances; dishwasher, double oven, hob, fridge freezer and a range of wall and base units and stilestone worktops over. The quality continues onto a utility room.

As depicted via the floorplan there are two bedrooms. The master bedroom is serviced via an en-suite shower room that is fitted to a high specification. The second bedroom is serviced via the main bathroom.

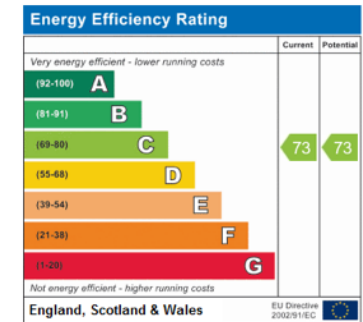
Further features of the property include double glazed casement windows and gas fired Worcester boilers.

## Outside

The enclosed garden is perfect for those with pets or those who want low maintenance but still wish to enjoy BBQ's and alfresco dining.

## Directions

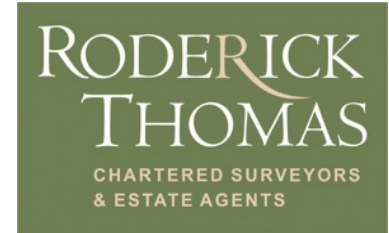
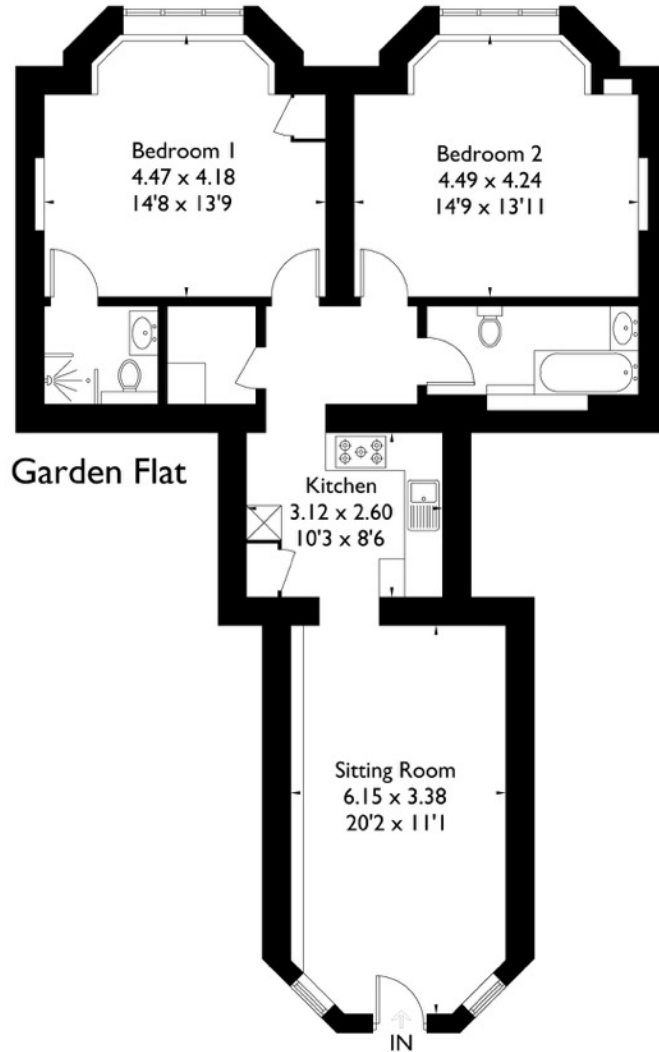
From our Clifton office continue out of Clifton in the direction of Redland passing the Zoo in the direction of Blackboy Hill. Proceed at the roundabout in the direction of Redland onto Redlands Hill and taking the left at the next roundabout onto Redland Road. The property can be found along on the right hand side.





# Churchill House 199 Redland Road, Bristol, BS6 6YS

Approximate Gross Internal Area  
84.3 sq m / 908 sq ft



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