



HOPEWELL
SALES

£260,000 Leasehold



Elliston Road, Bristol BS6 6QE

PROPERTY DESCRIPTION

The Property-

Nestled on Elliston Road, this exquisite first-floor flat epitomizes contemporary living with its bright and airy ambiance and thoughtful design. The open plan kitchen/living space serves as the heart of the home, boasting an abundance of natural light streaming in through the double aspect sash windows. The kitchen area features tiled flooring complemented by partially tiled walls, offering both practicality and style. Equipped with modern conveniences, the fully fitted kitchen showcases integrated appliances including a fridge and freezer, induction hobs with an electric oven and a cooker hood. Ample worktop space and storage cupboards ensure functionality. The generously sized living area provides a welcoming retreat, complete with a charming fireplace and ample room for a dining area, perfect for entertaining guests or unwinding after a long day. The spacious bedroom exudes tranquility, offering plentiful storage options alongside space for working from home. A delightful feature fireplace adds a touch of character and warmth to the room. The shower room boasts tiled flooring and partially tiled walls, featuring a sink with a mixer tap, WC, and a convenient shower cubicle. An extractor fan ensures ventilation, while a separate cupboard houses the combination boiler. Further enhancing its appeal, the property includes a separate utility space housing a washing machine and providing abundant storage options, catering to modern living needs seamlessly.

Lease Details-

Lease Term: 964 years remaining. Ground Rent: £5 per year. Management Charge: £173 per month

Location-

Redland stands as an esteemed residential locale renowned for its strategic positioning between Clifton and Cotham, extending from Whiteladies Road to Gloucester Road. Its central placement within Bristol boasts convenient transportation connections, bolstered by its own train station. Chandos Road emerges as a culinary haven, housing acclaimed establishments like Wilson's and Snobby's, thereby solidifying its reputation as one of Bristol's premier gastronomic thoroughfares. Additionally, The Kensington Arms, a welcoming, dog-friendly pub, offers an ideal setting for social gatherings or leisurely Sunday luncheons, catering to both camaraderie amongst friends and familial indulgence.

Hopewell-

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FEATURES

- First Floor Flat
- Open Plan Kitchen/Living
- Sought After Location
- Light and Airy
- Chain Free
- Within Close Proximity Of Gloucester Road & Whiteladies Road
- Gas Central Heating
- Spacious Double Bedroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ROOM DESCRIPTIONS

Hallway

Kitchen/Living

18'1 x 14'10 (5.5m x 4.5m)

Bedroom

17'2 x 11'5 (5.2m x 3.5m)

Shower Room

6'1 x 4'11 (1.9m x 1.5m)

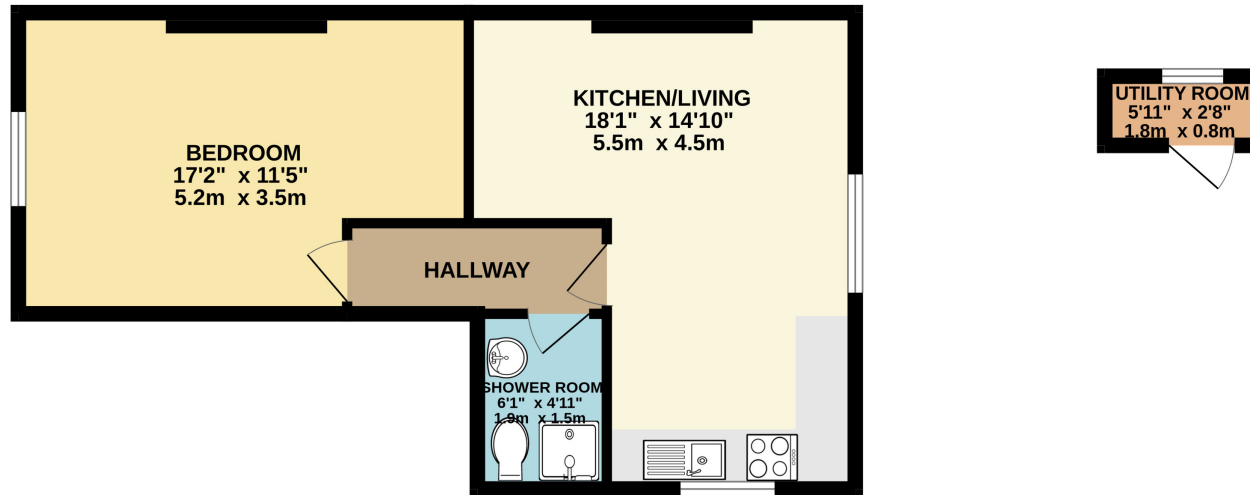
Utility/Storage Seperate from the Property

5'11 x 2'8 (1.8m x 0.8m)



FLOORPLAN

FIRST FLOOR 474 sq.ft. (44.0 sq.m.) approx.



FFF ELLISTON ROAD

TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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