



Flat 2, 49 Elm Lane, BS6 6TZ

Redland



A stunning 2 double bedroom luxury apartment with 32 foot south facing sun terrace, under croft and visitor parking with a lift to all floors.

Situated in a superb, quiet location yet less than 200 yards from the Whiteladies Road bars, restaurants, Sainsbury's, Tesco, Asda garage and The Downs. Clifton village is close by.

The apartment is set back from the road and approached via a well maintained communal garden.

This spacious and light property is well presented and maintained with floor to ceiling windows and wooden flooring throughout. The 32ft living room and the master bedroom both open out to a large sunny terrace with southerly views over Bristol.

The open plan living room is stunning. Very light and airy with full length glass doors onto the sunny terrace. An attractive range of very useful built in shelving and storage cupboards.

The kitchen is luxurious and a generous size brimming with quality built-in Neff units and a seamless Corian grey work surface with glacier white gloss units.

The bedrooms are light and airy. The master bedroom opens out onto the balcony, has fitted wardrobes and a luxurious en-suite shower room.

Two bathrooms, including the luxury fully tiled en-suite shower room with underfloor heating.

The lift takes you down to secure allocated parking space and visitor parking. Cycle racks and waste bins are incorporated into this area.

- Elm Lane • Lower Ground Floor • 2 double bedrooms • 2 bathrooms • 31ft living area • Lift • Secure allocated parking space • Visitor parking • 999 year lease from 2005 • Floor area 79 square metres • EPC - C •



Accommodation

Open Plan Living Area

Very light and airy with full length glass doors onto the sunny terrace. An attractive range of very useful built-in shelving and storage cupboards flank the entire living room wall. A luxurious and a generous kitchen area brimming with quality built-in Neff appliances with glacier white gloss units, ceramic induction hob with chimney hood extractor over, microwave, oven with drop down door, fridge, freezer, dishwasher, washing machine and tumble drier, generous storage cupboards and drawers with soft closing and lighting. A seamless Corian grey work surface with glacier white gloss units.

Bedrooms

The bedrooms are light and airy. The master bedroom opens out onto the balcony, has fitted wardrobes and a luxurious en-suite shower room.

Bathrooms

Two bathrooms, including the luxury fully tiled en-suite shower room with underfloor heating.





Redland - Guide price £525,000

2 Bed Garden flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Clifton Branch
187 Whiteladies Road, Clifton, Bristol, BS8 2RY

Call: 0117 9466007
Mail: cliftonsales@oceanhome.co.uk
Search: www.oceanhome.co.uk