

SARAH CLARK
PROPERTY CONSULTANTS

FLAT 3, 71
LOWER REDLAND ROAD, BRISTOL, BS6 6SP

Available to rent from 9th December 2026 this charming and spacious two-bedroom, two-bathroom maisonette, occupying the top two floors of a striking Italianate-style Grade II listed building in the ever-popular Redland area of Bristol.

Offered furnished and perfect for professionals or a small family, this characterful property blends period charm with modern style. Its elevated position offers far-reaching views across the city while being moments from the independent shops, cafés, and amenities of Redland, Whiteladies Road, and Gloucester Road.

Inside, the maisonette is arranged over two floors:

First floor: Modern shower room with shower cubicle, WC, and basin.

Upper floor: Bright and airy open-plan kitchen and lounge. The kitchen is contemporary in design with painted cupboards, wooden worktops, a Belfast sink, and a small breakfast bar. It comes fully equipped with an oven and gas hob, washing machine, and fridge/freezer. The lounge area is generously sized and neutrally decorated with a fitted carpet and a window overlooking the rear, creating a cosy yet light-filled living space.



Features

- Available from 9th December 2026
- Fully Furnished
- One Double Bedroom and One Single Bedroom
- Shower Room and Bathroom
- Fully equipped Contemporary Kitchen
- Popular Redland Location











Reception
15'3" x 15'4" (4.66 x 4.68)
The good sized lounge is tastefully decorated in neutral tones and carpet. A large rear-facing window ensures the room is filled with natural light, creating a warm and relaxing atmosphere perfect for unwinding or entertaining.

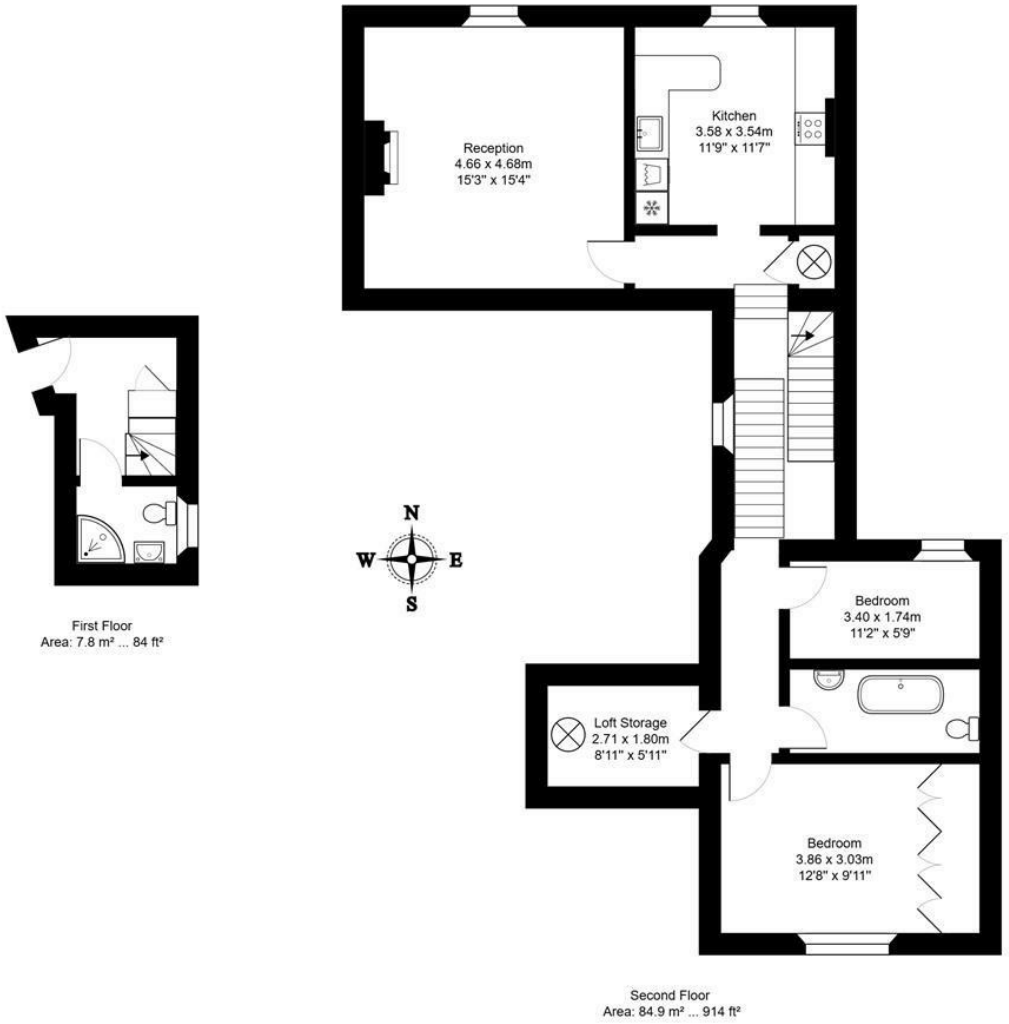
Kitchen
11'8" x 11'7" (3.58 x 3.54)
This stylish kitchen is finished with painted cabinetry and wooden worktops, blending contemporary touches with timeless features. A Belfast sink adds charm, while the kitchen is fully equipped with an oven with gas hob, washing machine, and fridge/freezer. A small breakfast bar offers space for casual dining, making this an inviting hub of the home.

Bedroom
12'7" x 9'11" (3.86 x 3.03)
A delightful double bedroom featuring attractive arched windows, filling the room with light and offering wonderful, elevated views across Bristol's rooftops — a standout feature of this home.

Bedroom
11'1" x 5'8" (3.40 x 1.74)
A cosy single bedroom with a rear-facing window, ideal as a guest room, home office, or nursery.

Bathroom
The elegant family bathroom has a roll-top bath, wc and basin.

Shower Room
Upon entering, you are welcomed into a hallway that leads to a well-appointed shower room, fitted with a modern white suite including a shower cubicle, WC, and basin — ideal for guests or busy mornings.



First Floor
Area: 7.8 m² ... 84 ft²

Second Floor
Area: 84.9 m² ... 914 ft²

Total Area: 92.7 m² ... 998 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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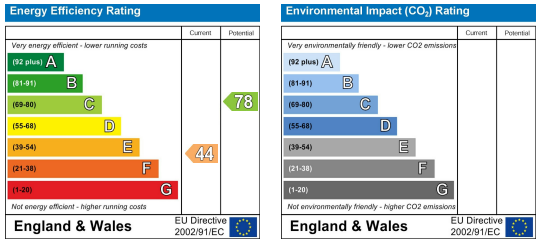
TENURE

SERVICES

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LOCAL AUTHORITY

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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.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF

www.sarahclarkproperties.co.uk