



## First Floor Flat, 5 Oakland Road, Redland, Bristol BS6 6ND

A well-presented and comfortable two-bedroom first floor flat situated in this sought-after location close to the wide and comprehensive shopping facilities of Whiteladies road. The accommodation includes entrance hall, living/dining room, galley-style kitchen, two double bedrooms and separate bathroom.

- Generously proportioned reception room
- Popular and central location
- Close to local amenities
- Two double bedrooms



Summary of Accommodation

Entrance Hall

A front door opens off the communal landing and runs around the stairwell.

Living / Dining room

A generously proportioned reception room enjoying a southerly facing aspect overlooking Oakland Road and neighbouring townhouses. A door to one end opens into the kitchen.

Kitchen

A galley-style kitchen enjoying a dual aspect. A range of modern base and wall units with laminated work surfaces. Freestanding cooker with 4 ring electric hob to include under oven and grill, stainless steel extractor hood. Plumbing for automatic washing machine and dishwasher. Opening for freestanding fridge/freezer. Wall mounted combination gas fired boiler supplying central heating and domestic hot water circulation. Laminate timber effect floor covering.

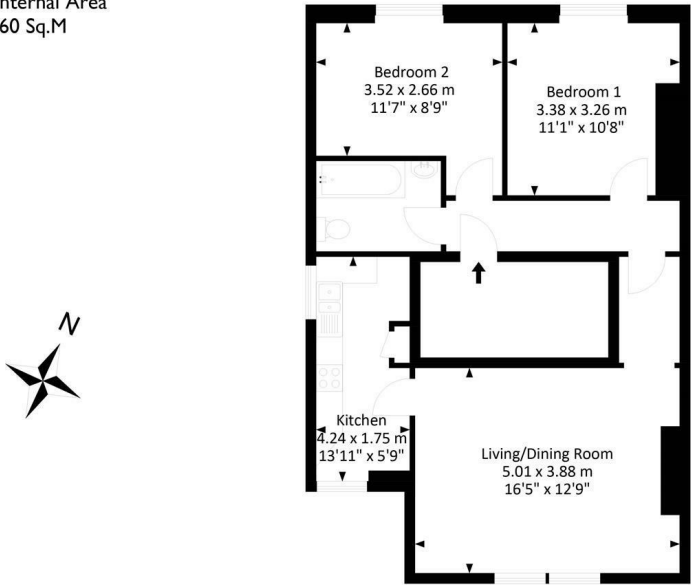
Bathroom

Panelled bath with separate wall-mounted shower to one end. Wash hand basin and WC. Part-tiled walls and extractor fan.

Bedrooms

There are two double bedrooms overlooking the rear gardens and neighbouring properties.

Approx. Gross internal Area  
652.0 Sq.Ft - 60.60 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EPC.

OTHER INFORMATION

**Tenure:** We understand the property is to be sold with the benefit of a new 999-year lease term.  
**Management company:** We understand that a management company is in existence (5 Oakland Road Management Company) for the general upkeep and insurance of the building.  
**Services:** We understand that all mains services are connected to the property.  
**Local authority:** Bristol City Council (0117 9222900)  
Council tax band: Band 'B' (£1,541.65 pa)

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

LOCATION

Oakland Road is a highly desirable address, owing to the uniquely convenient location and the stunning examples of Victorian architecture within the road. The wide selection of high street shops, boutiques and restaurants on Whiteladies Road are quite literally at the end of the road as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. For those that enjoy recreational pursuits the vast expanse of Clifton's Downs can be found within half a mile.

