



£367,500

120c Hampton Road, Redland, Bristol, BS6 6JD

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Redland, Bristol, BS6 6JD

Occupying the second floor of a purpose-built development built in 2002, this two-bedroom, two-bathroom apartment offers a practical and well-proportioned layout, complete with off-street parking and use of a communal rear yard.

The flat is arranged around a central entrance hall with built-in storage. The living space sits to the rear of the building and includes a bright open-plan reception room with defined areas for sitting and dining. An opening leads through to a modern kitchen fitted with granite worktops and integrated appliances, positioned separately but with a clear visual connection to the living area.

Both bedrooms are positioned at the front of the building, with the main bedroom benefiting from an en-suite shower room. A second double bedroom is served by a separate bathroom located off the hallway.

Externally, the property includes an allocated parking space to the front, and access to a shared yard at the rear.

The location is particularly convenient for access to Chandos Road, Cotham Hill and



Whiteladies Road – all within walking distance and offering a wide range of independent shops, cafés, restaurants and everyday amenities. Redland & Clifton Down station are nearby, providing straightforward rail connections into Temple Meads.

Offered with no onward chain.





## 120c Hampton Road

Approximate Gross Internal Area = 63.63 sq m / 684.90 sq ft

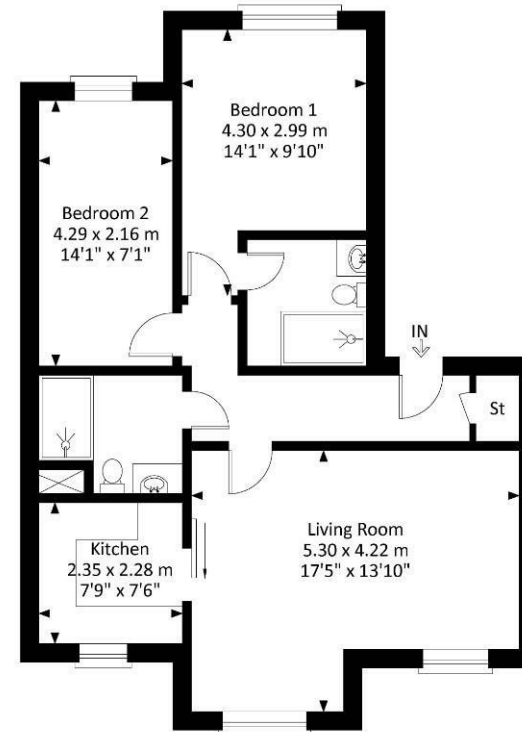


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (39-60) <b>C</b> (16-58) <b>D</b> (9-34) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	77 → 81	75 → 79	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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