



£367,500

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

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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

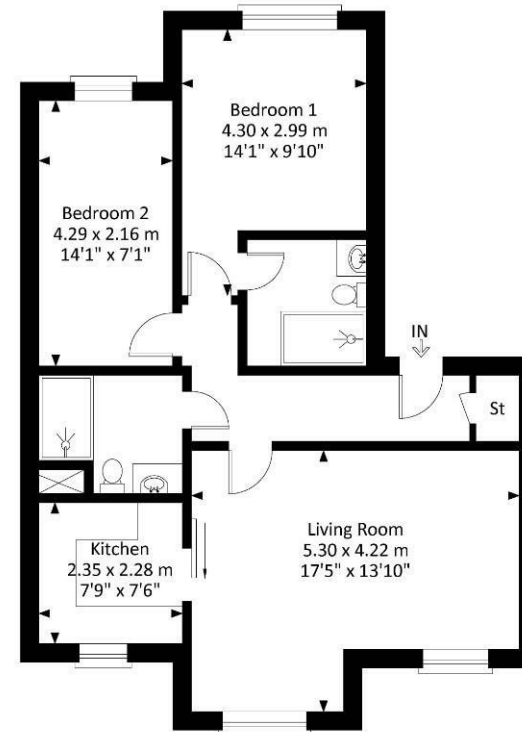


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(16-58) D</p> <p>(9-34) E</p> <p>(1-28) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	77 → 81	75 → 79	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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