



£399,950

45 Manor Park, Redland, Bristol, BS6 7HL

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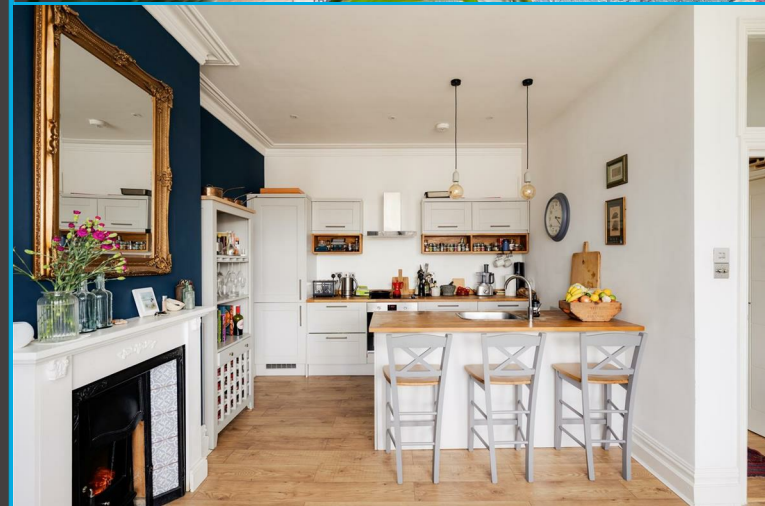
## 45 Manor Park Redland, Bristol, BS6 7HL

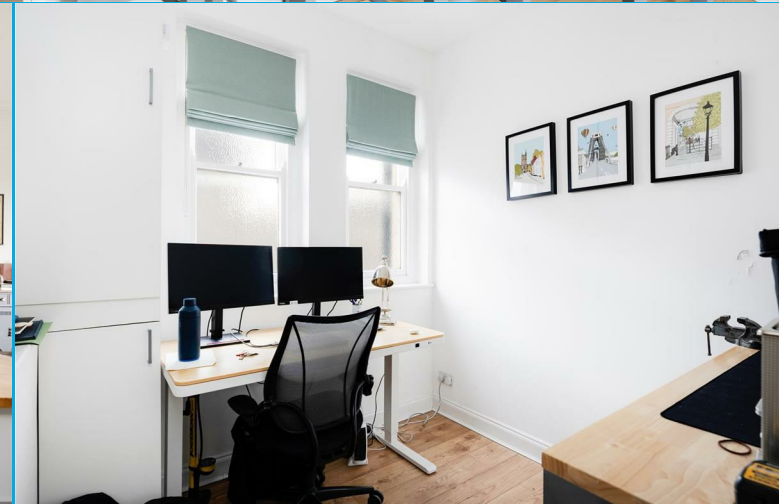
An impressive first floor apartment tucked away on quiet Manor Park in Redland.

The property features three bedrooms, an open plan kitchen/living space, a stylish and contemporary bathroom and a split level configuration.

Accommodation comprises; Main entrance into a communal hallway with stairs leading to the flat front door. At the rear of the building is the light and spacious open plan living and kitchen zone with the bay, sash windows, period fireplace, cornice and an engineered oak floor. The beautiful kitchen is complete with dove grey matt units, contrasting oak worktop and built-in shelving, integrated appliances, breakfast bar with stools and brushed chrome fittings. Next door and on the split level is the second double bedroom which features the original sash windows. At the end of the hallway facing the front of the building is fully tiled bathroom complete with a modern white suite, designer basin and vanity unit, large walk-in shower with a shallow tray and chrome fittings. Either side of the bathroom is a third bedroom currently used as an office space and the master bedroom with a period fireplace and marble surround, original sash windows, picture rail and cornice.

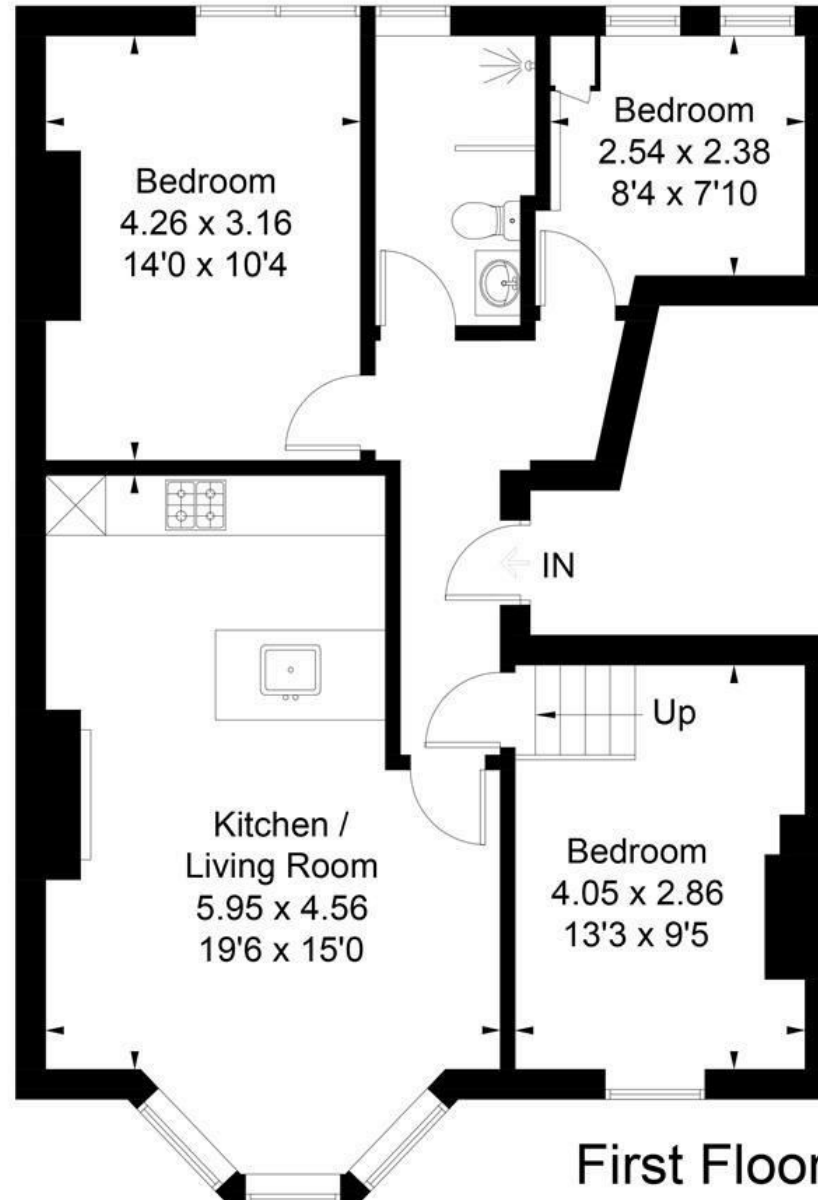
First Floor Flat 45 Manor Park is stylish, light and bright home. The quiet and peaceful location gives you the best of both worlds; peace and seclusion, with a convenient position just a short walk from Whiteladies Road and The Downs.







Approximate IPMS2 Floor Area = 71.8 sq m / 773 sq ft  
Limited Use Area = 0.3 sq m / 3 sq ft  
Total = 72.1 sq m / 776 sq ft



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229740

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



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