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Flat 1, 1A Redcatch Court Redcatch Road, Bristol, BS4 2EP

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£250,000

Located on the corner of the popular and desirable Wells and Redcatch Road in Bristol, this nearly new purpose-built flat offers a modern and comfortable living experience. Spanning an impressive 716 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or professionals seeking a convenient urban lifestyle.

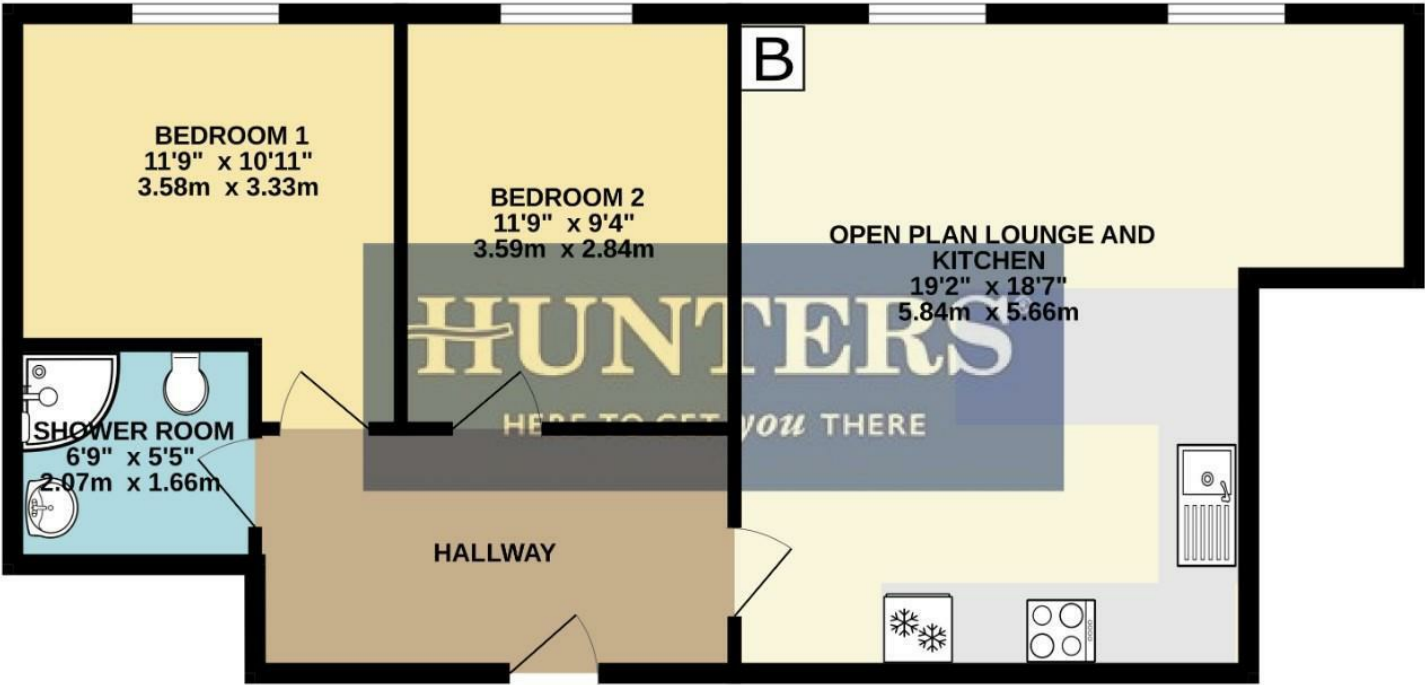
Constructed in 2020, this flat boasts contemporary design and finishes, ensuring a fresh and inviting atmosphere. The spacious living area is perfect for relaxation or entertaining guests, while the well-appointed shower room provides all the necessary amenities for daily living.

One of the standout features of this property is its prime location. Just a stone's throw away from the picturesque Redcatch Park, residents can enjoy leisurely strolls or outdoor activities in a serene environment. Additionally, the flat benefits from direct transport links to Temple Meads train station and the City Centre, making commuting a breeze and providing easy access to all that Bristol has to offer.

In summary, this two-bedroom flat on Redcatch Road presents an excellent opportunity for anyone looking to embrace a vibrant lifestyle in Bristol. With its contemporary design, convenient location, and practical amenities, it is a property not to be missed. To appreciate all it has to offer call Hunters today to arrange your internal viewing on 011 79723948

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Communal Entrance

Secure communal entrance via intercom system

Entrance Hall

Wooden entrance door, intercom system, wood effect flooring, doors to rooms

Open Plan Kitchen and lounge

Double glazed window to front, range of wall and base units with worksurfaces over, sink drainer, electric oven and hod with extractor above, integrated fridge freezer, integrated washing machine, integrated dishwasher, cupboard housing a combi boiler, wood effect flooring

Bedroom One

Double glazed window to front, radiator, carpet

Bedroom Two

Double glazed window to front, radiator, carpet

Shower Room

Shower cubicle with mixer shower, w.c, wash hand basin, towel radiator, tiled flooring

View from flat

Nearby Redcatch Park

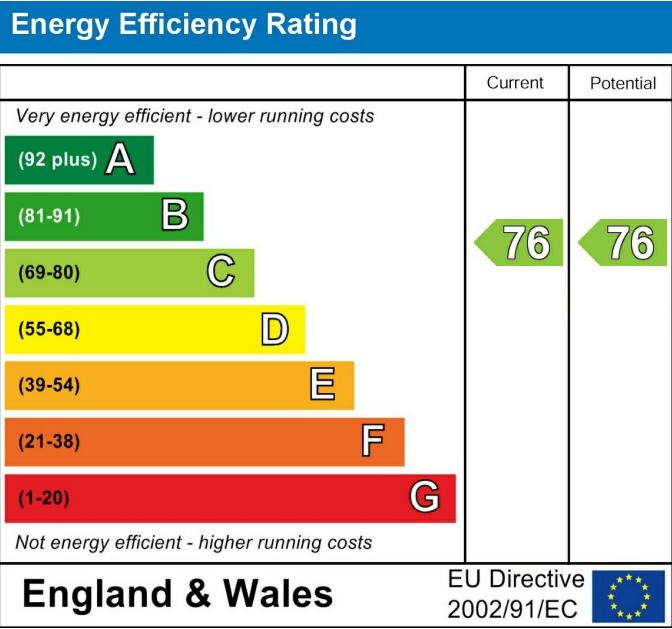
Redcatch Park and Community Garden is a vibrant green space located in the heart of Knowle, Bristol. The park features open grassy areas, mature trees, and well-maintained paths, making it perfect for leisurely walks, picnics, and outdoor activities. The Community Garden within the park is a thriving hub for local residents, promoting sustainability and healthy living through shared gardening projects, seasonal produce, and eco-friendly initiatives. It’s a welcoming spot for all ages, fostering a strong sense of community and connection to nature.

Leasehold

244 Years left on the lease

£250PA ground Rent

£1800 PA service charges as of 2024



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



