holbrook moran estate agents

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283 Church Road
Redfield
Bristol
BS5 9HT



£270,000

2 Bedrooms

Flat , The Zone, Whiteway Road, Bristol

Holbrook Moran are delighted to bring to market this beautifully presented two-bedroom apartment in The Zone, offering generous living space, far-reaching Bristol views, two bathrooms, garage, parking and communal gardens. Close to St George Park and Troopers Hill.

Some apartments simply tick the boxes. Others make you feel at home the moment you walk through the door.

Set within the popular The Zone building on Whiteway Road, this beautifully presented two-bedroom apartment is one of those homes that offers something genuinely special. Spanning the full depth of the building, the property enjoys an unusually generous footprint for a two-bedroom apartment, with a particularly private position within the block and no neighbouring apartments directly to either side, creating a wonderfully peaceful living experience.

From the moment you step inside, the sense of space and light is immediately apparent. The apartment has been very tastefully decorated throughout, creating a stylish, warm and inviting home that is ready for its new owner to simply move in and enjoy.

The accommodation flows naturally from the welcoming hallway into the impressive open-plan living room, kitchen and diner. This is a fantastic space at the heart of the home, with plenty of room to relax, dine and entertain. The kitchen has been updated within the last five years and sits beautifully within the open-plan setting, making this a wonderfully sociable space for everyday life.

Moving through the apartment, there are two exceptionally well-proportioned double bedrooms, offering the kind of space rarely found in a two-bedroom apartment. The principal bedroom benefits from its own ensuite shower room, while there is also a separate, beautifully presented family bathroom, which has likewise been updated within the last five years.

And then there are the views.

With a wonderfully open outlook across Bristol, the apartment provides a beautiful backdrop to everyday life. Wake up to far-reaching views and spectacular sunrises, enjoy the changing colours of the evening sky, or simply sit back and watch the city beyond. During the Bristol International Balloon Fiesta, you may even be lucky enough to catch the hot-air balloons drifting across the skyline, a truly magical sight from the comfort of home. The property also benefits from wonderful communal gardens.

The location is equally appealing. St George Park and Troopers Hill are both around a five-minute walk away, providing beautiful green spaces for morning walks, leisurely afternoons and a breath of fresh air whenever you need it.

Despite being so well placed, the building itself offers a wonderfully tranquil environment. The current owner describes it as a “super quiet building”, with friendly neighbours, amazing views and a fantastic sense of space. It is clear that this has been a much-loved home, and one that she will be genuinely sad to leave.

Adding further practicality are both a garage and a separate parking space, while the generous proportions, excellent natural light, two bathrooms and rare sense of privacy make this a particularly appealing proposition for anyone looking for something a little more special.

SITUATION

Perfectly positioned for access to Bristol City Centre, the apartment is also within easy reach of Bath and the southern Cotswolds. Excellent transport links include frequent bus services into the city (approximately 15 minutes) with stops just a short walk away. For those who enjoy the outdoors, Troopers Hill Nature Reserve and the River Avon offer scenic walks and cycle routes nearby, while St George’s Park, with its lake, play area, and skate park is only a short stroll away. The nearby Redfield High Street provides a vibrant selection of independent shops, cafés, bars, and bakeries.

Tenure: Leasehold (977 years)
Service Charge: £108 per month







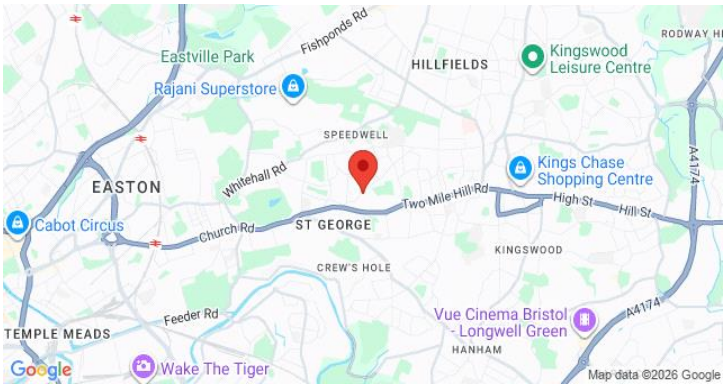


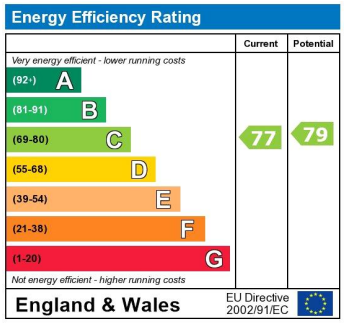




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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