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1 Golden Lion Court, 100 Redcliff Street, Redcliffe, Bristol, BS1 6LP

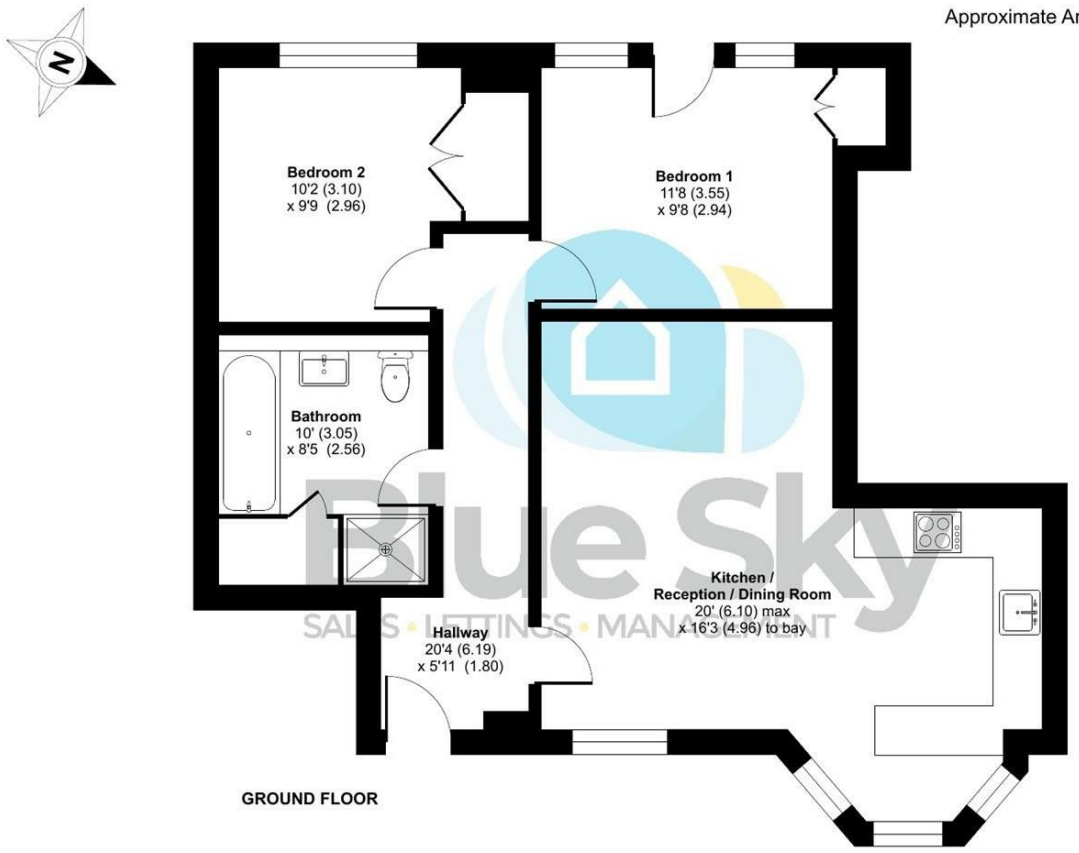
£280,000



Redcliff Street, Bristol, BS1

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1423379

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 1 1 C

Council Tax Band: C | Property Tenure: Leasehold

NO CHAIN! Nestled in the heart of Redcliffe, Bristol, this charming and modern ground floor apartment located in Golden Lion Court offers a delightful blend of comfort and convenience. Situated within a secure gated development, this property boasts a well-presented and spacious layout, making it an ideal choice for both first-time buyers and those seeking a low-maintenance lifestyle. The apartment features two generously sized bedrooms, providing ample space for relaxation and rest. The open plan lounge/diner/kitchen creates a welcoming environment, perfect for entertaining guests or enjoying quiet evenings at home. The design maximises natural light, enhancing the overall sense of space and warmth. Residents can also take advantage of the communal garden, a lovely spot to unwind and enjoy the outdoors without the hassle of maintenance. The property is conveniently located close to a variety of amenities, ensuring that daily necessities are just a short stroll away. Additionally, the proximity to the city centre and Temple Meads train station makes commuting and exploring Bristol exceptionally easy.





Entrance Hallway
20' 4 x 5'11 (6.10m 1.22m x 1.80m)
Double glazed door and window to front, spotlights, wood effect flooring, door to front, entry phone system, radiator.

Lounge/Diner/Kitchen
20' max x 16'3 to bay (6.10m max x 4.95m to bay)
Double glazed window to front, two radiators, wood effect flooring, double glazed bay window to front, wall and base units work worktops over, breakfast bar, spotlights, sink and drainer into worktop, splashbacks, gas hob and electric oven, cooker hood, space for washing machine, integrated fridge, integrated freezer, fuse board.

Bedroom One
11'8 x 9'8 (3.56m x 2.95m)
Two double glazed windows to rear, double glazed door to rear courtyard, radiator, wood effect flooring, spotlights, built-in wardrobe/storage.

Bedroom Two
10'2 x 9'9 (3.10m x 2.97m)
Double glazed window to rear, radiator, built-in wardrobe, wood effect flooring, spotlights.

Bathroom
10' x 8'5 (3.05m x 2.57m)
Vent Axia extractor fan, W.C, wash hand basin, shaver point, enclosed bath, shower cubicle, airing cupboard housing gas combination boiler, part tiled walls, heated towel rail, spotlights, tiled flooring.

Communal Courtyard
Secure communal garden for use of the residents.

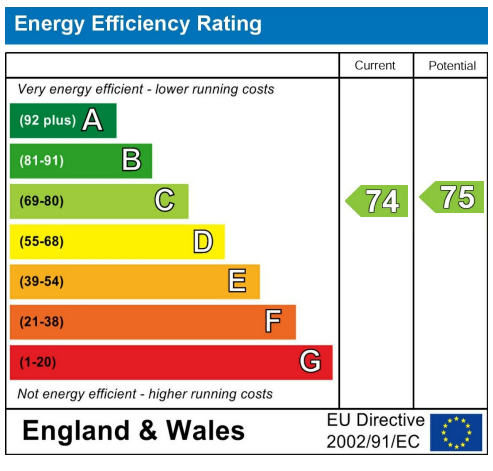
Communal Areas
Secure communal bike and bin stores for use of the residents.

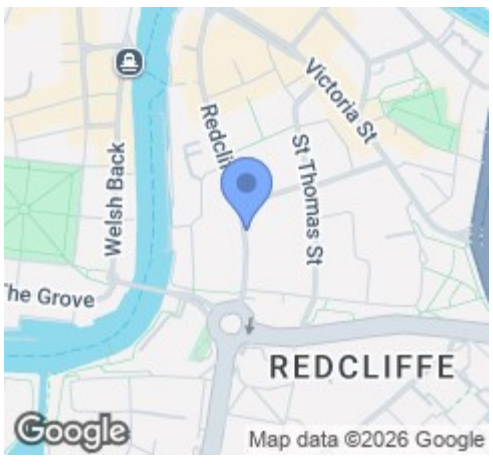
Agent Note
The vendor has advised the lease length remaining is 975 years. The annual ground rent is £85. The annual service charge is £2,000. The service charge is reviewed yearly.

PLEASE NOTE - Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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