



MERLIN COURT LAKEWOOD ROAD,  
WESTBURY ON TRYM, BS10 5HE

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GOODMAN  
& LILLEY



A FANTASTIC OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED, OVER 59'S GROUND FLOOR RETIREMENT APARTMENT WITH TWO BEDROOMS SITUATED IN THE POPULAR MERLIN COURT DEVELOPMENT AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Location

Set in the popular location of Westbury-On-Trym with great access to both Henleaze High Street and Westbury Village where there is a large array of local amenities and superb access links to Bristol.

Accommodation

See Floorplan For Room Measurements

Entrance

Entrance via communal entrance door to be found at the rear of the building with entry phone leading to communal hall and internal front door providing access to apartment. there is a storage cupboard in the communal hall, shared with flat no 5.

Entrance Hall

Wall mounted fuse box, radiator and doors to all rooms.

Sitting Room

Double glazed double doors to a front patio also providing a second entrance if required, radiator, telephone entry system and door into the kitchen.

Kitchen

Fitted modern kitchen with a range of matching wall and base units with work surfaces over, double glazed windows to rear, stainless steel sink unit, tiled splashbacks, gas cooker, fitted washing machine, space for fridge/freezer and access to a generous storage cupboard with fitted boiler.

Bedroom One

Double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Shower Room

Obscured double glazed window to rear, fitted walk in shower cubicle having wall mounted shower attachment over, low level WC, wash hand basin and radiator.

Outside

Communal Gardens

The development has communal gardens and drying areas.

Parking

There is also a good sized car park run on a first come first serve basis with visitor spaces.

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- Ground Floor Retirement Apartment
  - Popular Development
  - Well Presented Throughout
  - Communal Car Parking
- Two Bedrooms
  - Sought After Location
  - Communal Gardens



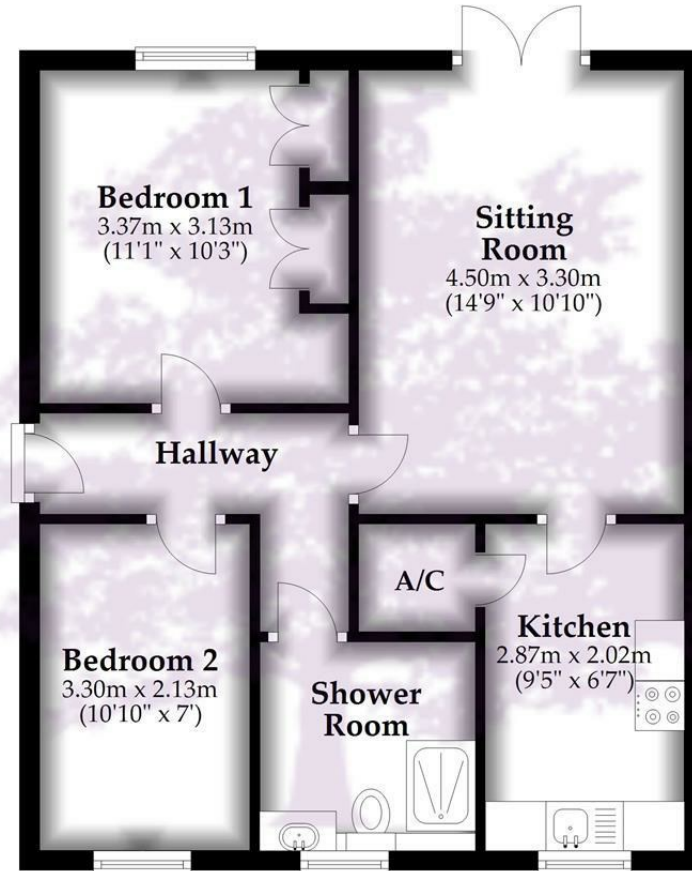
£187,000





## Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



Total area: approx. 51.6 sq. metres (555.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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