



18A EASTFIELD ROAD,  
BRISTOL, BS9 4AD

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**GOODMAN  
& LILLEY**



SITUATED IN A QUIET, LEAFY LOCATION WITHIN AN EASY WALK TO WESTBURY-ON-TRYM VILLAGE IS THIS EXTREMELY TASTEFUL AND ATTRACTIVE GARDEN APARTMENT IN A CHARMING VICTORIAN TOWNHOUSE. OCCUPYING THE LOWER GROUND FLOOR AND WITH THE ADDED ADVANTAGE OF ITS OWN FRONT DOOR, THE APARTMENT IS SUPERBLY PRESENTED THROUGHOUT BY THE CURRENT OWNER AND COMES WITH THE ADVANTAGE OF A SEPARATE, SECURE STORAGE ROOM AND A PRIVATE WEST FACING GARDEN.

### Location

Set in a delightful location within walking distance of Westbury-on-Trym village with its plethora of shops, cafe's and restaurants in one direction, with Durdham Downs, and Whiteladies Road a little further away in the other.

### Accommodation

#### Entrance

The apartment is accessed from a path to the side of the building and its own separate entrance and gate to the private garden.

#### Entrance Hallway

A private front door leads into the inner hall which has new top of the range Karndean herringbone flooring which extends throughout the apartment.

#### Sitting/Dining Room

A fantastic open plan sitting/dining room with an original fire grate and new bi-fold doors that lead directly to the west facing garden.

#### Kitchen

A new and contemporary kitchen to the rear of the sitting and dining area with an array of base and wall units, induction hob, integrated slimline dishwasher, integrated washing machine and wood work tops. A door leads from the rear of the kitchen to an internal and communal lobby with individual, secure store rooms.

This can also be accessed from the front of the property by the other flats which are all owner/occupied.

#### Double Bedroom

A delightful double bedroom with spacious built in wardrobes and a pair of sash windows overlooking the west facing courtyard garden.

#### Bathroom

A stunning bathroom, comprising bath with shower over, wash hand basin with storage beneath and w.c. A naturally light room, benefitting from a window to the side elevation and a cupboard housing the gas combination boiler.

#### Garden

A charming courtyard garden which spans the width of the apartment, easily accessible via brand new bi-fold doors. West facing with delightful views and not overlooked.

#### Storage Room

See floorplan for measurements.

#### Additional Information

Council Tax Band B

Remainder of a 999 year lease from November 1994

EPC Rating D

Share of Freehold

Managment Company Fee £40 pcm

All apartments owner/occupied

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- Garden Apartment
  - Separate Entrance
  - One Double Bedroom
  - Quiet Location
  - Superbly Presented
  - Open Plan Sitting/Dining
  - Close to Westbury-on-Trym
  - Secure Storage Room

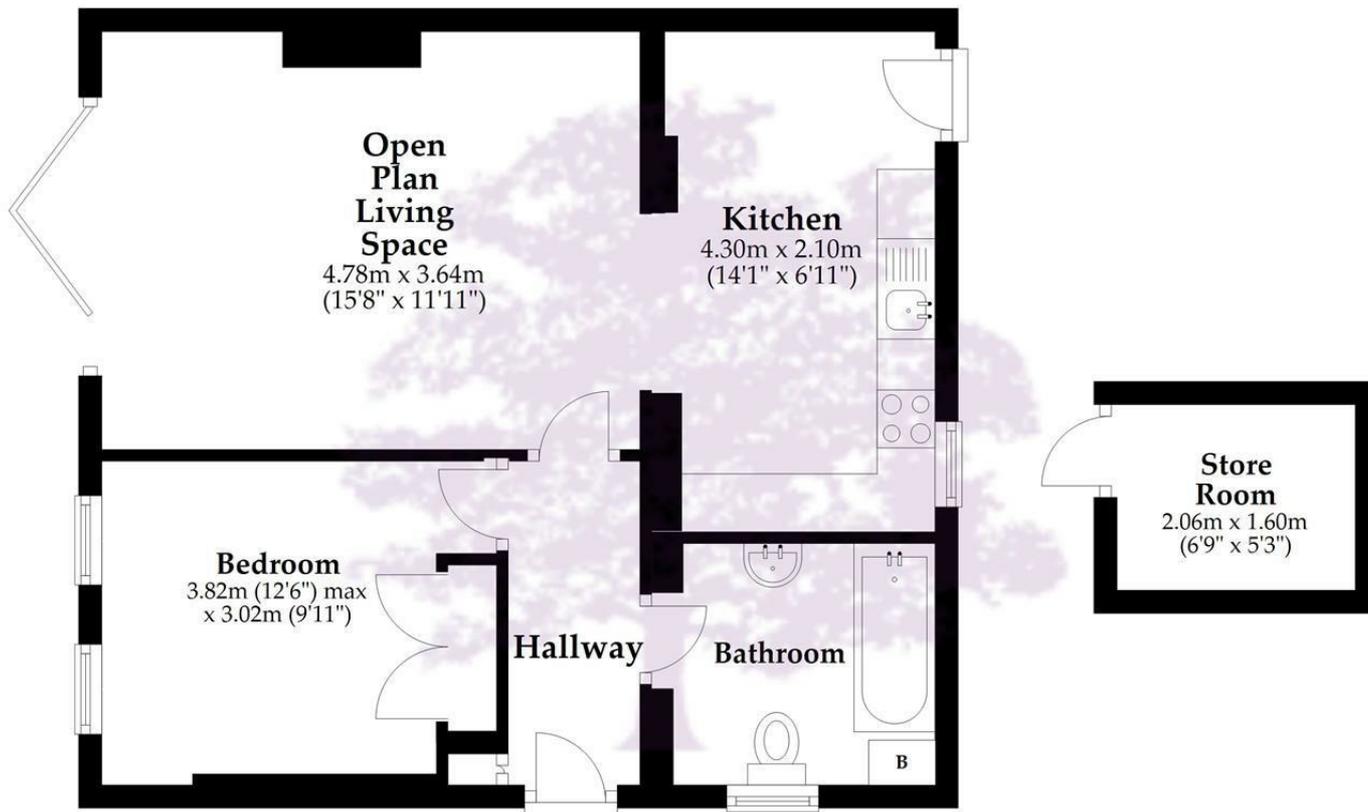


GUIDE PRICE £325,000



# Garden Flat

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 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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