



7C WESTBURY ROAD,
HENLEAZE, BS9 3AY

GOODMAN
& LILLEY



A RARE OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL TWO DOUBLE BEDROOM, TOP FLOOR APARTMENT SET IN AN ATTRACTIVE PERIOD BUILDING WITH A WEALTH OF CHARACTER AND CHARM, SITUATED IN ONE OF BRISTOL'S MOST DESIRABLE AREAS AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Location

The apartment is beautifully located on a road that runs along side Durdham Downs, within easy reach of the shops, cafes & restaurants of Henleaze Road and with great access to Bristol City Centre and the motorway network at Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements and the property layout.

Entrance

Via the gated front garden to a communal main front door with entry phone system. Communal stairs lead up to the apartments door on the first floor.

Entrance Hall

There is a split level entrance hall with velux windows providing great light, built in cupboards and doors to:

Sitting Room

A wonderful main reception room with feature fireplace, double glazed sash window to the front aspect with views out to the downs and a door to the kitchen / breakfast room.

Kitchen / Breakfast Room

A fitted kitchen with built in oven and hob, space for a table, double glazed window to the front again with downs views and an additional velux window for additional light.

Bedroom One

A generous main bedroom with feature fireplace, fitted wardrobes and double glazed sash window to the rear.

Bedroom Two

A second double bedroom with feature fireplace, double glazed sash window and fitted wardrobe.

Bathroom

A modern bathroom with white suite comprising of bath with shower over, wc and wash basin. Tiled surrounds and double glazed sash window to the side.

Further Information

The apartment has a third share of the freehold for the building.
Maintenance is a third share of work needed (no sinking fund)
New windows 5 years ago
New Roof 2024
Owner/occupier on Ground Floor
Shared use of 'yard' to rear

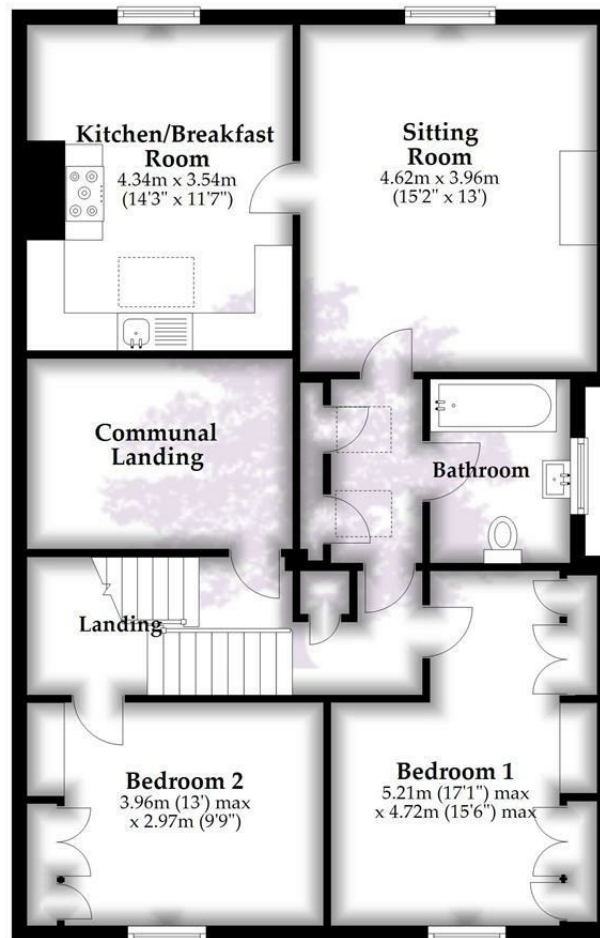
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- Superb Period Apartment
 - Two Doble Bedrooms
 - Fitted Kitchen / Breakfast Room
- Sought After Location
 - 15 ft Sitting Room
 - Modern Bathroom



ASKING PRICE £375,000



Floor Plan



Total area: approx. 90.3 sq. metres (971.6 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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