



FLAT 7, WINFORD COURT DOWNS PARK WEST,  
WESTBURY PARK, BS6 7QN

GOODMAN  
& LILLEY













# FLAT 7, WINFORD COURT DOWNS PARK

## WESTBURY PARK BS6 7QN

GUIDE PRICE  
£545,000

Set on one of Westbury Park's premier roads in a highly sought-after development just a moment from Durdham Down, is this beautifully presented and spacious apartment with a wonderful balcony that enjoys superb views across Durdham Down. The property features three bedrooms, fitted kitchen/dining room and two bathrooms. This apartment has a well-designed layout and also benefits from a garage, plus parking.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

### Location

The apartment is beautifully located on a well-regarded road parallel to Durdham Down, within easy reach of the shops, cafes and restaurants of North View and Henleaze and with easy access to bus routes and motorway networks.

### Accommodation

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

### Communal Entrance

The development has undergone a recent refurbishment with the communal halls forming part of the renovation. The apartment is accessed via a communal entrance with entry phone system and both stairs and lift access to the third floor leading to the main entrance door to the apartment.

### Kitchen / Dining Room

A good-sized open plan room that provides a modern fitted kitchen and dining areas with windows to the rear. The modern kitchen is fitted with wall and base units, cupboard housing the gas

boiler supplying heating and hot water, integrated appliances, tiled floor and open plan to the dining area with room for dining table and chairs.

### Cloakroom / WC

Fitted with WC and wash basin.

### Inner Hall

With a built-in storage cupboard supplying a great space plus a utility cupboard with plumbing for washing machine and good storage. Doors to all other rooms.

### Sitting Room

Measuring over 17ft in length, the main reception is a great room with excellent natural light from the windows and double doors leading to the balcony and the wonderful west facing views across Durdham Down.

### Balcony

The apartment benefits from a good-sized west facing balcony with excellent views out across Durdham Down. The exterior of the building, including the

balconies, have benefitted from a recent refurbishment.

### Master Bedroom

Located at the front of the apartment with the same excellent west facing view and access to the balcony. A generous double main bedroom with a range of fitted wardrobes.

### Bedroom Two

Window to the side.

### Bedroom Three

Window to the side.

### Shower Room

A fitted shower room with walk-in shower cubicle, low level WC, wash hand basin and fully tiled walls.

### Garage / Parking

The apartment also benefits from a single garage in block to the rear of the building with a parking space in front of it. The garage block was recently rebuilt and now comes with an remote electric door, power and light.

### Further Information

Leasehold (share of Freehold) - 975 years remaining

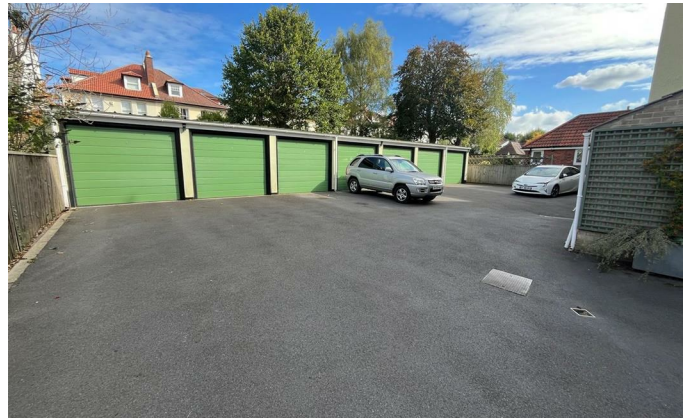
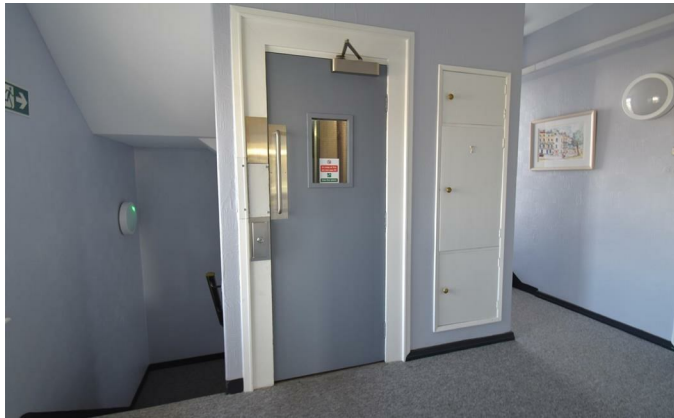
Management Fee: £183 per month

- Highly Desirable Location
- Generous Three Bedroom Apartment
- Highly Sought After Development
- Balcony with Views over Durdham Down
- Garage and Parking
- Viewing Highly Recommended

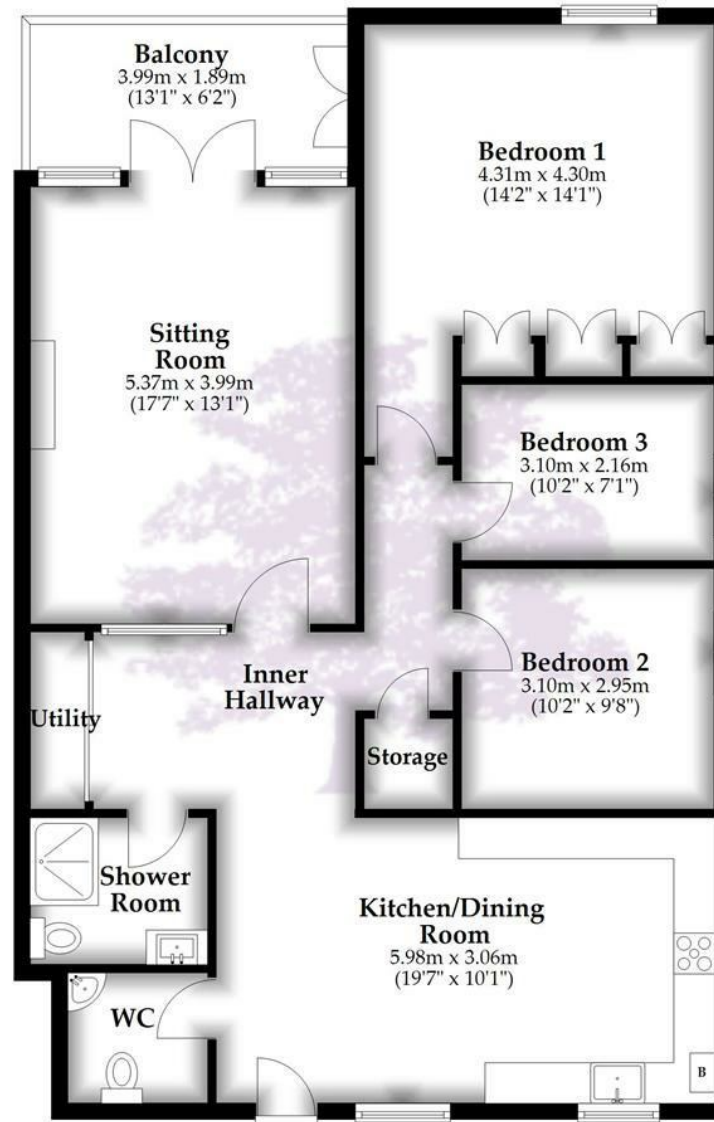








## Floor Plan



Total area: approx. 102.0 sq. metres (1098.0 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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