



GROVE COURT, PARRYS LANE,
WESTBURY ON TRYM, BS9 1AL

GOODMAN
& LILLEY



OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A SPACIOUS GROUND FLOOR, NEWLY DECORATED, PURPOSE BUILT APARTMENT IN GOOD CONDITION THROUGHOUT WITH TWO BEDROOMS, LARGE LIVING AREA, MODERN KITCHEN AND BATHROOM, COMMUNAL GARDENS, DRYING AREA AND A SINGLE GARAGE.

Location

Westbury-on-Trym is certainly one of Bristol's most popular suburbs. Grove Court is in close proximity to Elmlea School and the centre of the catchment for Bristol Free School, great range of local shops within walking distance on Stoke Lane and Westbury-on-Trym village, and good transport links to the city centre, with a bus stop within metres from the front door and Sea Mills train station, connecting you to Temple Meads, within a 15 minute walk.

Accommodation

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

Communal Entrance

Communal entrance door with entry phone to the communal hall and the entrance door to the apartment.

Hallway

With recessed storage and doors to:

Open Plan Living

A generous open plan living area with ample space for sitting and dining areas, double glazed windows to the front aspect, fitted fire and electric heater.

Kitchen

A modern fitted kitchen with wall and base units, sink unit, integrated hob, cooker and extractor hood, spaces and plumbing for fridge / freezer, washing machine and dishwasher. Double glazed window to the front aspect and tiled surrounds.

Bedroom One

Double glazed window to the rear aspect, electric heater.

Bedroom Two

Double glazed window to the rear, electric heater.

Bathroom

Modern well appointed bathroom comprising of a white suite that includes bath with shower fitted over, wash basin and toilet. Double glazed window to the side, heated towel rail / radiator.

Outside

Communal Gardens

There are well maintained communal lawned gardens and drying area.

Garage

Single garage located to the rear of the building.

Further Information

Annual Ground Rent: £12.60
Annual Service Charge: £1,326.34
Length of Lease: Original Lease 999 years (February 1966)
Remaining Length of lease: 940 years
Reserve Fund: £11,066 as at September 2023

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- Popular Westbury-on-Trym Location
 - Two Double Bedrooms
 - No Onward Chain
- Well Appointed Ground Floor Apartment
 - Modern Kitchen and Bathroom
 - Garage

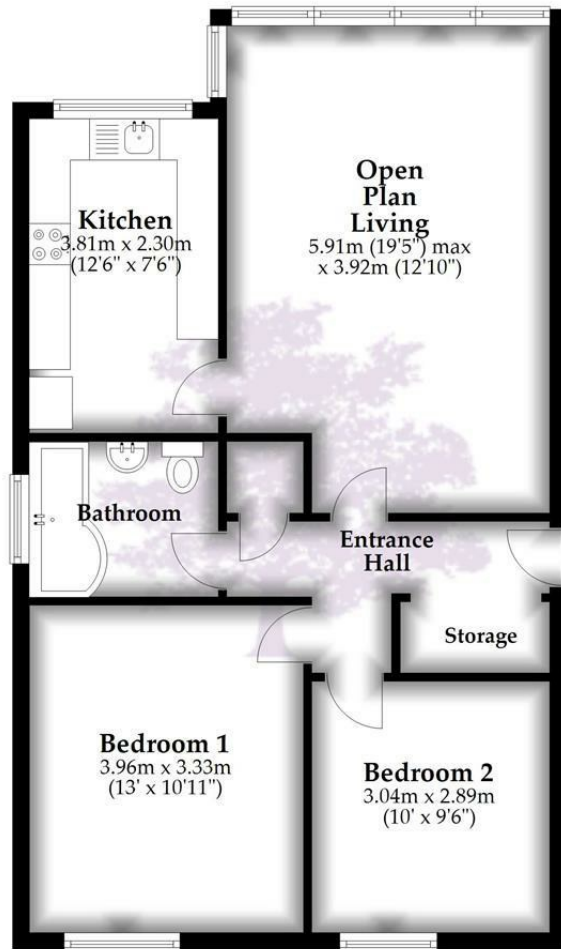


GUIDE PRICE £260,000



Floor Plan

Approx. 66.7 sq. metres (718.4 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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