GOODMAN & LILLEY



FLAT 3 TFF, 21 ST. HELENA ROAD

BRISTOL
BS6 7NP

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A beautifully presented and exceptionally light and spacious apartment, occupying the top two floors of an attractive Victorian detached villa in one of Westbury Park's most desirable and peaceful locations. Tucked away on the sought-after, tree-lined St Helena Road, this charming home enjoys an abundance of natural light from three elevations, with delightful leafy views across the surrounding streets.

The property combines character, generous proportions and a wonderfully airy feel, with accommodation arranged over two floors. The lower level provides a welcoming entrance hall, and an impressive second double bedroom. Stairs rise to the upper floor where there is a charming sitting room featuring a central fireplace, built-in display shelving and cupboards, together with a delightful window seat overlooking the neighbourhood, in addition to a spacious principal bedroom with fitted wardrobes and attractive eaves, a bright double-aspect kitchen with excellent storage and integrated washing and drying facilities, and a well-appointed family bathroom with bath and shower over.

The property further benefits from allocated off-street parking, a large secure basement store, and a small communal side garden providing space for planters. The three apartments are all owner-occupied, with each property owning a share of the freehold and an internally managed arrangement.

LOCATION

St Helena Road is a particularly peaceful, tree-lined road situated in the heart of Westbury Park, yet within just a few minutes' walk of the vibrant amenities of North View. Here you will find an excellent selection of independent cafés, restaurants, boutique shops, Waitrose and a local cinema. Coldharbour Road, Durdham Downs and Whiteladies Road are also easily accessible, with excellent transport links providing convenient access to Bristol city centre and beyond.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout

ENTRANCE & HALLWAY

Communal entrance with intercom entry, stairs to the second floor and private entrance lobby with access to the accommodation and staircase to the upper level.

LIVING & BEDROOMS

Spacious second double bedroom on the lower level with the upper floor providing a particularly impressive principal bedroom, charming sitting room, bathroom and kitchen.

KITCHEN & BATHROOM

Bright double-aspect kitchen with a good range of storage units, breakfast bar and washing and drying appliances. The bathroom is fully tiled and fitted with a bath, shower over, wash hand basin and w.c.

PARKING, OUTSIDE SPACE AND BASEMENT STORAGE

Private car park with one allocated parking space, small communal side garden and a large, secure basement store, ideal for bicycles, sporting equipment and outdoor gear.













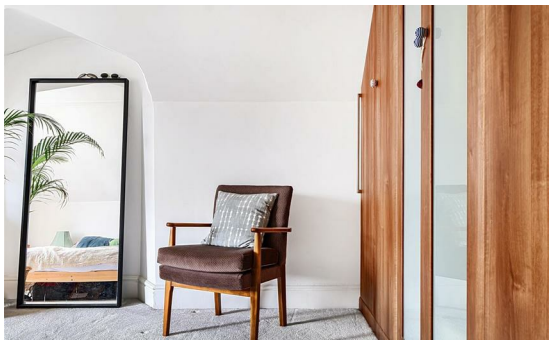



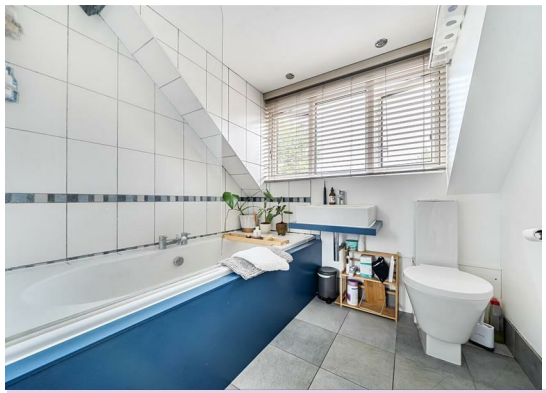



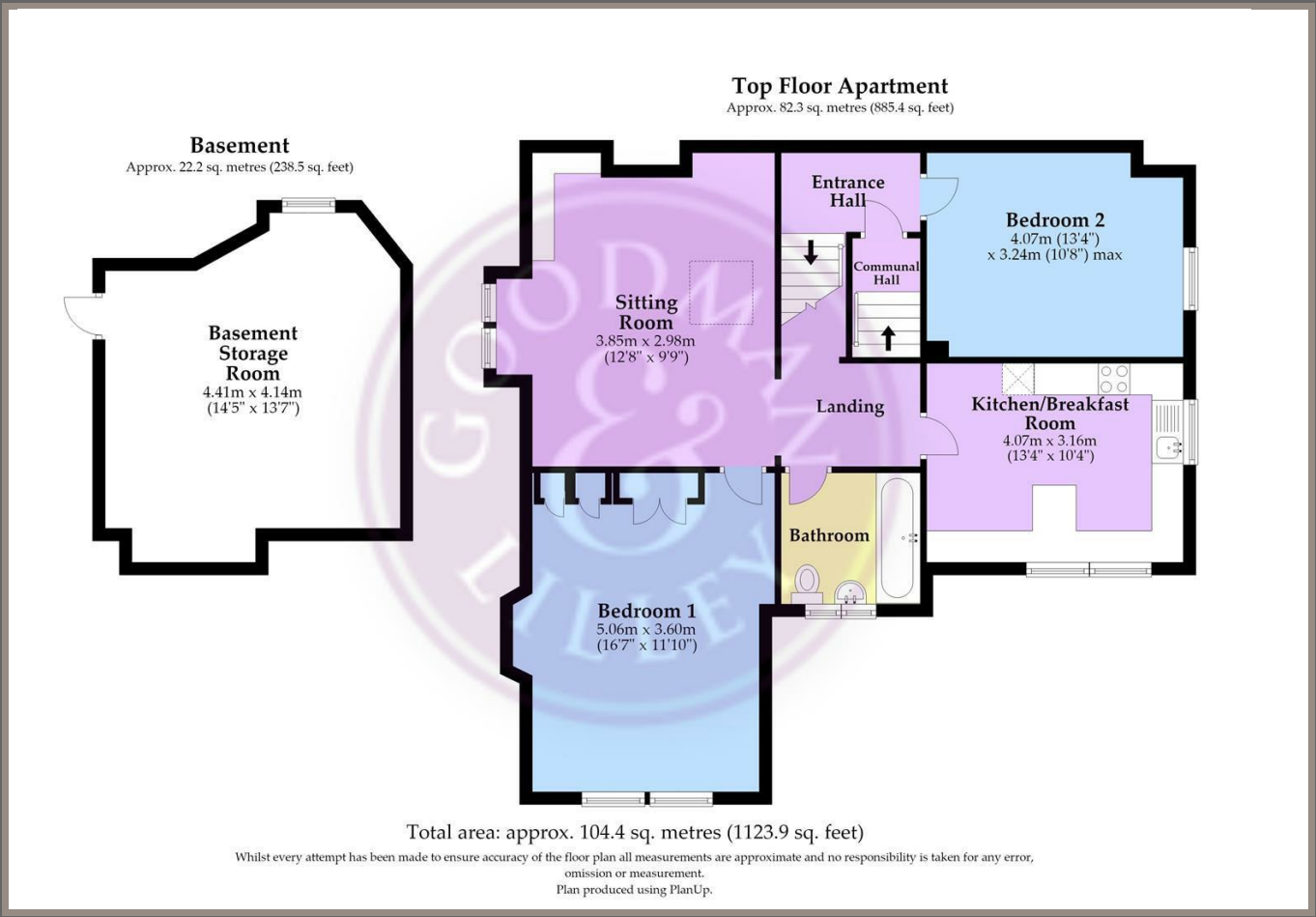

Total area: approx. 104.4 sq. metres (1123.9 sq. feet)

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.

2 BEDROOMS
TENURE - SHARE OF FREEHOLD

1 RECEPTION ROOMS
IN ALL 1124.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Beautifully presented two-bedroom maisonette
- Exceptionally light and spacious accommodation with leafy views
- Allocated off-street parking
- Highly desirable Westbury Park location
- Occupying the top two floors of a handsome Victorian detached villa
- Charming sitting room with feature fireplace and window seat
- Large private secure basement storage room
- Westbury Park Primary and Redland Green catchment areas

GOODMAN & LILLEY

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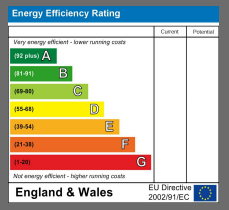

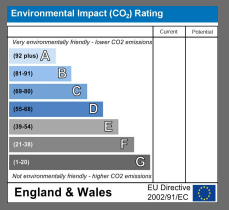

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm