



TOP FLOOR FLAT PALMERSTON ROAD,
WESTBURY PARK, BS6 7RH

GOODMAN
& LILLEY



A WONDERFUL PERIOD FIRST FLOOR APARTMENT LOCATED IN THE HEART OF WESTBURY PARK, WITHIN AN EASY WALK TO THE LOCAL AMENITIES OF COLDHARBOUR ROAD. WITH TWO BEDROOMS, A LOVELY MAIN RECEPTION ROOM, BATHROOM AND KITCHEN / BREAKFAST ROOM IN A DELIGHTFUL NEIGHBOURHOOD, THIS PROPERTY IS SURE TO ATTRACT MUCH ATTENTION AND VIEWING IS HIGHLY RECOMMENDED.

Location

The property is close to local shops and amenities of Coldharbour Road and the open green space of Redland Park just around the corner. It is also conveniently located for access to four desirable primary schools and Redland Green Secondary School. Properties on this road are highly sought after so an early viewing is recommended.

Further Information

The garden flat is owned by the same family and is also available under a separate title.

The apartment has Share of Freehold with a 50 /50 split of any maintenance.

Accommodation

Please see the floorplan for room measurements and property layout.

Communal Entrance

Via a communal front door to a communal hallway and entrance door and stairs up to the apartment.

Entrance Hall

Doors to all rooms and loft access to the roof space offering potential further accommodation subject to planning and agreement.

Sitting / Dining Room

A generous living area with space for sofa and table, bay window to the front aspect and radiator.

Kitchen / Breakfast Room

Fitted kitchen with space for a breakfast table and double glazed window to the rear.

Bedroom One

Good sized double bedroom with double glazed window to the rear and built in storage.

Bedroom Two / Home Office

A small second bedroom ideal nursey or home office with window to the front of the house.

Bathroom

Fitted white suite with bath having shower fitted over, basin and toilet, window to the side.

- Superbly Located on the Redland / Westbury Park Borders
- No Onward Chain

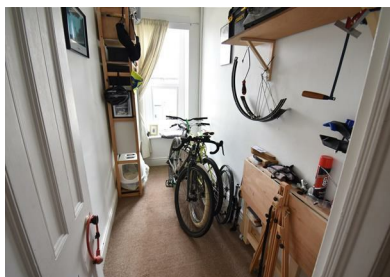
- First Floor Apartment
- Viewing Recommended



GUIDE PRICE £265,000

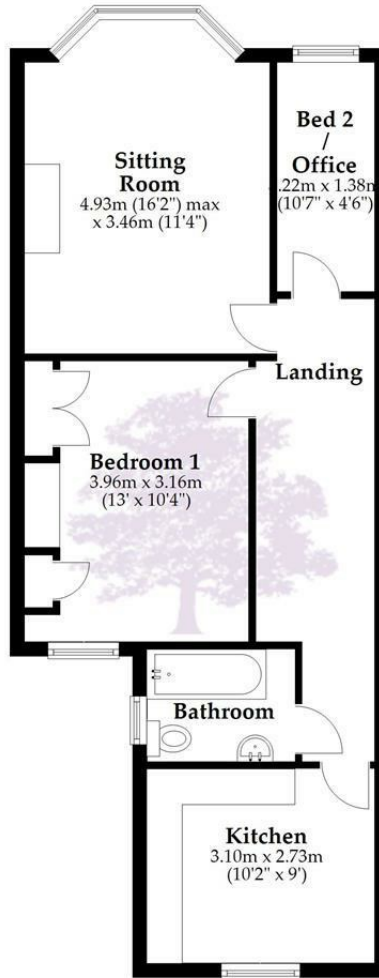


Information regarding this floor plan is provided for information only. It is not intended to be used as a legal document. The actual layout of the property may vary from the plan shown.



Floor Plan

Approx. 55.1 sq. metres (593.2 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.