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APARTMENT 1, THE OLD COACH HOUSE HOLMWOOD  
GARDENS  
WESTBURY ON TRYM  
BS9 3FG

## APARTMENT 1, THE OLD COACH HOUSE HOUSE HOLMWOOD GARDENS

WESTBURY ON TRYM BS9 3FG

### LOCATION

The Old Coach House is conveniently situated in the heart of Westbury-on-Trym, with a wealth of independent shops, cafés, restaurants and everyday amenities close at hand. The popular Canford Park is also nearby, providing a wonderful open green space for recreation and leisurely walks.

The area is particularly well placed for families, with Westbury-on-Trym C of E School and Bristol Free School both within easy reach. Excellent public transport connections provide convenient access into Bristol city centre, while the M4 and M5 motorway networks are readily accessible, making this an ideal location for commuters.

### ACCOMMODATION

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

The apartment is approached through a smart communal entrance, leading directly to this well-appointed ground floor residence.

At the heart of the property is a bright and spacious open-plan kitchen and living area, creating an excellent contemporary space for both everyday living and entertaining. The kitchen is fitted with a range of quality units and integrated appliances, while bi-folding doors provide an abundance of natural light and open directly onto the garden, creating a seamless connection between the interior and outside space.

The accommodation is completed by two generously proportioned bedrooms, together with a stylish contemporary bathroom.

### OUTSIDE

Outside, the apartment benefits from its own private garden, providing an attractive and relatively rare addition for a property of this type, while the development also offers a secure communal setting, dedicated bike storage and a convenient bin and recycling area.

The property further benefits from gas central heating and double glazing throughout, making it an ideal opportunity for first-time buyers, downsizers or investors.

### LEASE DETAILS

Lease Length: 999 years commencing 1 January 2017

Ground Rent: N/A

Management Charge: £65 per month

Management Company: The Old Coach House Management Company (Bristol) Ltd

Pets: No pets permitted







Total area: approx. 59.9 sq. metres (644.9 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.

## GOODMAN & LILLEY BRANCH NETWORK

### HENLEAZE

156 Henleaze Road  
Henleaze  
BS9 4NB  
0117 213 0777  
henleaze@goodmanlilley.co.uk

### SHIREHAMPTON

9 HIGH STREET  
SHIREHAMPTON  
BS11 0DT  
0117 213 0333  
SHIRE@GOODMANLILLEY.CO.UK

### PORTISHEAD

Rembrandt House  
36 High Street  
Portishead  
BS20 6EN  
01275 430440  
sales@goodmanlilley.co.uk

### LETTINGS

01275 299010  
LETTINGS@GOODMANLILLEY.CO.UK

### CLEVEDON

28 Hill Road  
Clevedon  
BS21 7PH  
01275 403 660  
clevedon@goodmanlilley.co.uk

### LAND & NEW HOMES

0117 213 0151  
LNH@GOODMANLILLEY.CO.UK

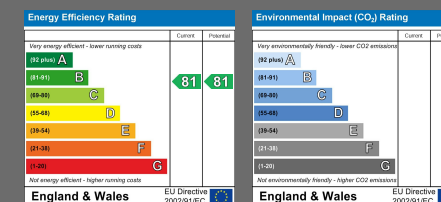
2 BEDROOMS  
TENURE - SHARE OF FREEHOLD

1 RECEPTION ROOMS  
IN ALL 645.00 SQ FT

1 BATHROOMS  
COUNCIL TAX BAND - C

- Superbly presented two-bedroom ground floor garden apartment
  - Stylish open-plan kitchen/living area
- Secure, sought after gated development

- Private garden and outside space
- Two well-proportioned bedrooms
- Allocated parking



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