estate agents auctioneers
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Flat 2, 27 Downs Park West, Westbury Park, Bristol, BS6 7QH
£1,000,000

A substantial period apartment with parking and glorious rear garden.

- Grade II Listed building
- 2 Large bedrooms
- Ensuite to master bedroom
- Large kitchen/diner room
- Reception room with views over the private garden
- Multiple outbuildings
- Cellar

The Property
Flat 2, 27, Downs Park West, is part of an elegant Edwardian Grade II listed house built circa 1910. The property encompasses half of the ground floor of this imposing building.
The entrance door opens onto a light hallway leading to a bathroom and two bedrooms to the right, the kitchen straight ahead and sitting room to the left. An elegant staircase leads down to a good size cellar.
The master bedroom offers the convenience of an ensuite shower room and built in wardrobes and adjacent is the second bedroom, also fitted with fitted wardrobes.
The family bathroom which serves the flat is fitted with a 3-piece suite with shower over the bath.
The spacious fitted kitchen offers plenty of storage space with floor and wall units, and a glass door opens up onto the garden.
The large sitting room offers both a dining and reception area and benefits from plenty of natural light from the large window and glass door. Finally, the attractive and large garden is planted with mature bush and flower beds and keen gardeners will enjoy the summer house and potting sheds sitting to the side of the garden

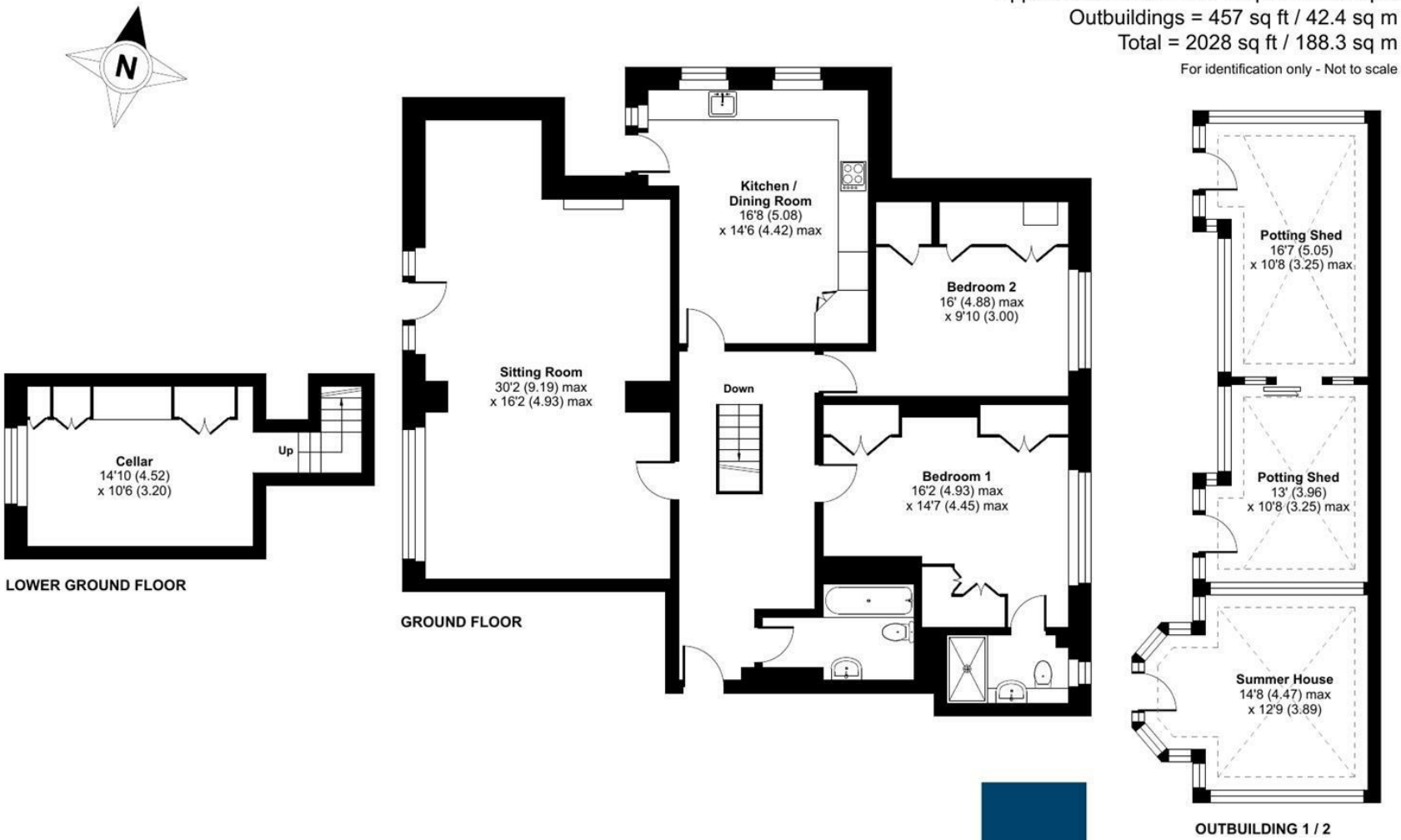
Location - Westbury Park
Westbury Park is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information
Leasehold: 999 years from 01/011987
Ground rent: Peppercorn
Management Fee:
Council Tax Band:

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

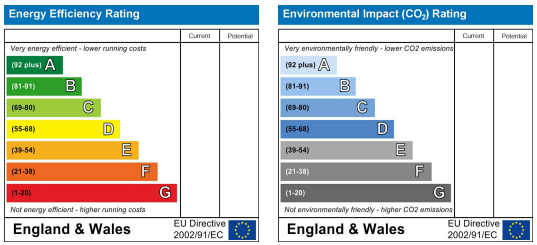
Downs Park West, Bristol, BS6

Approximate Area = 1571 sq ft / 145.9 sq m
Outbuildings = 457 sq ft / 42.4 sq m
Total = 2028 sq ft / 188.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1095570



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