

estate agents **auctioneers**



24, Henbury Gardens Henbury Road, Henbury, Bristol, BS10 7AJ

£235,000

Hollis Morgan - A well proportioned top floor apartment. Bright and SPACIOUS with SOUTH FACING BALCONY. GARAGE, PARKING and communal GARDEN. Chain Free

- Two Double Bedrooms
- Dual Aspect Living Room
- Separate Kitchen
- Private Balcony
- Southerly Views
- Garage
- Communal Gardens
- Ideal Location for Bristol & Cribbs Causeway

### The Property

This bright and spacious apartment occupies the top floor of this purpose built development and is located in a quiet suburb of Bristol with pleasant leafy outlooks.

The property has been well looked after over the years and has recently been re-decorated and re-carpeted throughout.

Internally the property comprises a large dual aspect living room with private balcony to the rear which benefits from a southerly aspect over the immaculate communal lawns.

The separate kitchen offers a range of wall and base units with a laminate work top, additional storage cupboard, sink with mixer tap and space for hob/oven & fridge/freezer as well as plumbing for washing machine and dishwasher.

There are two generous double bedrooms as well as a modern bathroom with electric shower over bath, basin and WC and there are two large storage cupboards off the hallway.

Externally, there is a single garage, a large shared car park and residents are able to make use of the very well maintained communal gardens with a private gate which allows for direct access to Blaise Castle and the surrounding estate.

### Location

Located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 2.5 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

### Tenure & Management Info

Leasehold. Residue of 999 years.

Ground Rent: £20 pa.

Management Fee: circa £94 pcm.

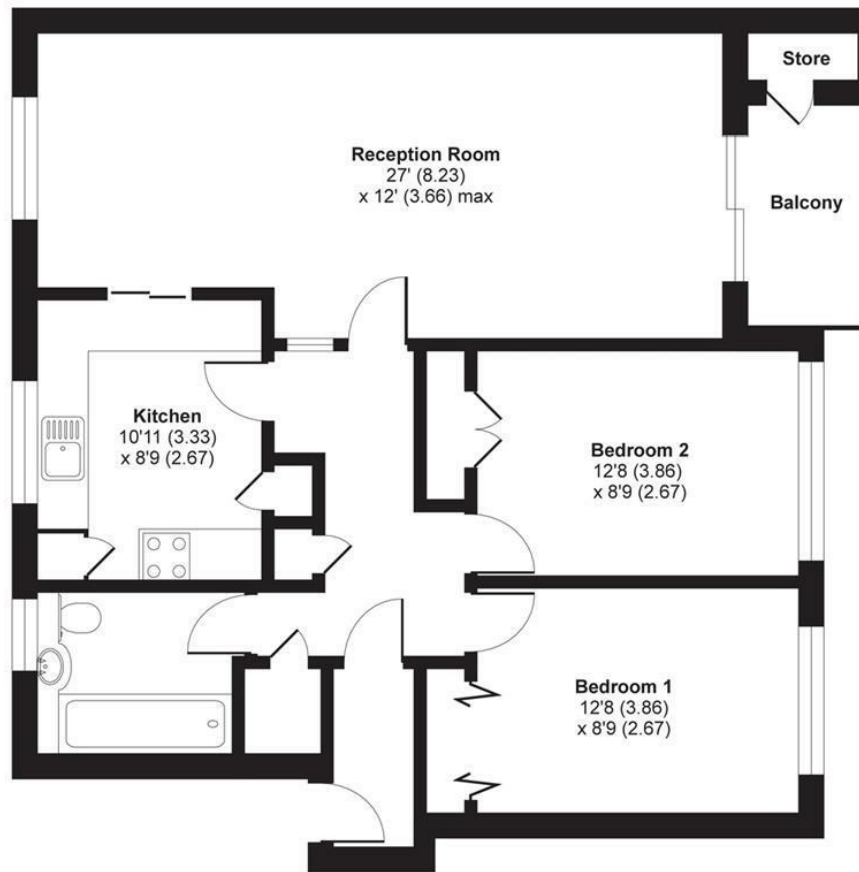
### Please Note

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# Henbury Gardens, Henbury Road, Bristol, BS10

APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT 79.8 SQ METRES (EXCLUDES STORE)



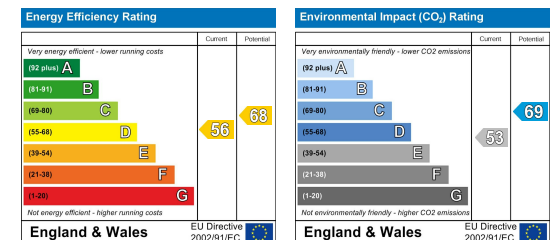
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