

estate agents **auctioneers**

**hollis
morgan**



GF, 3 Old Coach House Holmwood Gardens, Westbury-On-Trym, Bristol, BS9 3FG

£289,950

Hollis Morgan - A stunning one double bedroom garden flat located in a quiet cul de sac within a short stroll of Westbury On Trym. The property has been finished to a very high standard also benefiting from a large private south facing rear garden and allocated parking.

- Large Private South Facing Garden
- Impressive & Quality Finish Throughout
- Modern Development
- Immaculately Presented
- One Double Bedroom
- Allocated Parking
- Within Easy Walking Distance To Westbury On Trym Village
- Large Open Plan Living Space

The Property

Set in the grounds of a large period mansion, The Old Coach House has recently been transformed into a contemporary collection of 8 stylish and impeccably finished apartments using the highest quality fixtures and fittings.

This particular apartment benefits from a sizeable open plan living space with direct access to the large private south facing rear garden via a set of bi-fold doors.

The kitchen features a range of matching gloss wall and base units, finished with a solid Oak work surface and tiled surrounds. Additionally there is a complete range of BOSCH integrated appliances including, induction hob, extractor, oven, fridge/freezer, dish washer and a NEFF Microwave.

The living space provides plenty of dining and living space and in the summer months the living space can easily be extended, utilising the garden space thanks to bi-folding doors that opens the entire rear out onto the garden.

The bedroom is equally as generous and also benefits from a garden view.

A well appointed and fully tiled shower room completes the accommodation featuring a large walk in cubicle with mains fed rain and handled shower, basin with vanity storage and WC.

Externally there is a generous private south facing rear garden with pleasant leafy outlook as well as an allocated secure parking space.

Location - Westbury On Trym

Set adjacent to Badock's Wood, Holmwood Gardens is a quiet cul de sac a moments walk from Westbury On Trym High Street.

Westbury on Trym 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.

Ground Rent: £250 per annum

Management Fee: £40 pcm

Council Tax Band: B

Please Note

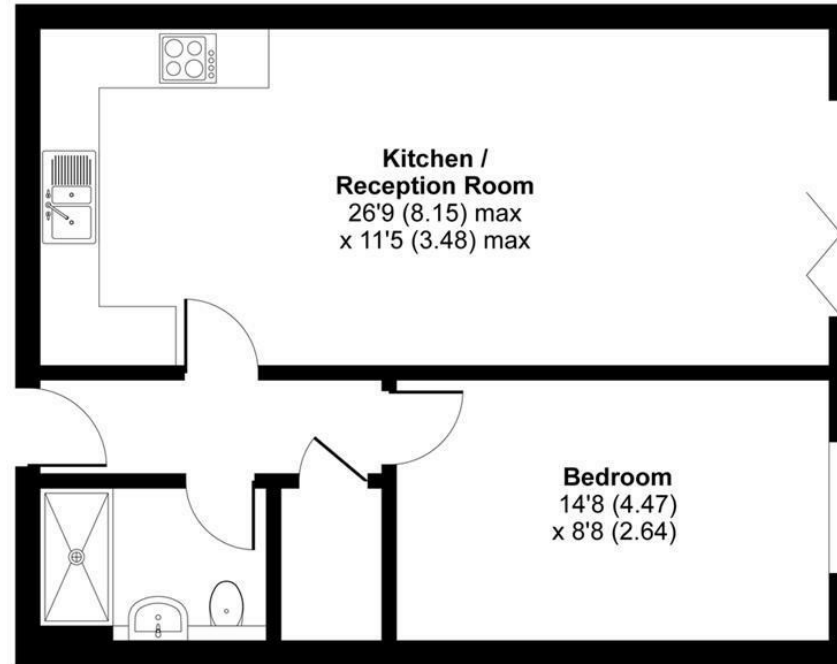
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Holmwood Gardens, Bristol, BS9

Approximate Area = 555 sq ft / 52 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 624941

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	89	89

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Energy Efficiency Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
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