**6, Falcon Court Southfield Road, Westbury-On-Trym, Bristol, BS9 3BQ**

**£250,000**

Hollis Morgan - Located on the first floor of this purpose built and well located development, this three bedroom apartment is now in need of complete cosmetic refurbishment. Additional benefits include, garage, visitor parking, communal gardens. Chain Free

- First Floor Apartment
- Purpose Built Development
- In Need of Modernisation Throughout
- Three Bedrooms
- Separate Kitchen
- Private Balcony
- Immaculate Communal Gardens
- Garage
- Chain Free

**The Property**
Although now in need of complete modernisation, the property does offer a good amount of flexible living space and also has the additional advantage of private balcony and single garage.

The apartment comprises, generous living space with large wall to wall windows and access to balcony.
Adjacent there is a kitchen with storage cupboards and view out over the balcony.
There are 3 good sized bedrooms with 2 of them providing built in storage space and a family bathroom completes the accommodation.

Externally there are immaculate and well maintained communal gardens, garage and visitor parking spaces available on a first come, first serve basis.

**Location**
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. 942 Years Remaining
Ground Rent: TBC
Management Fee: circa £130pcm

Council Tax Band: C

**Please Note**
We endeavour to make our sales details accurate and reliable 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. 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.

# Southfield Road, Westbury-on-Trym, Bristol, BS9

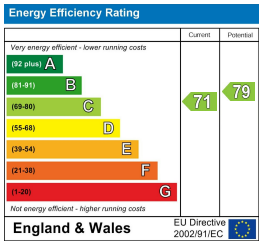
Approximate Area = 778 sq ft / 72.3 sq m

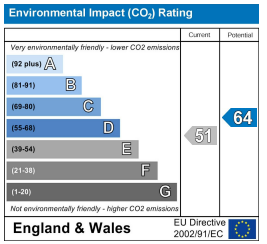
For identification only - Not to scale

FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 647405





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