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 sold 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 Westbuery 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

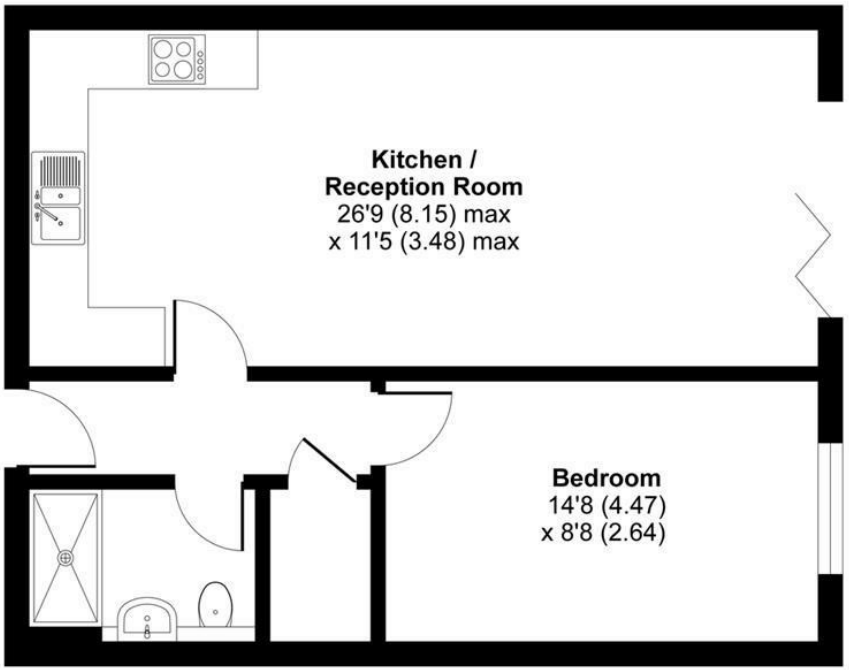
Council Tax Band: B

Please Note
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.

Holmwood Gardens, Bristol, BS9

Approximate Area = 555 sq ft / 52 sq m

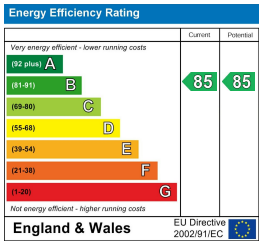
For identification only - Not to scale

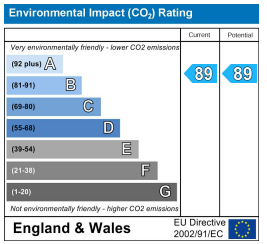


GROUND FLOOR

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: 624941





e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan