



**MAGGS
& ALLEN**

FLAT 8, VISION 17 NORTH VIEW
WESTBURY PARK, BRISTOL, BS6 7PT
£330,000

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A beautiful example of a modern, two double bedroom apartment situated close to amenities within Westbury Park. Constructed in 2013, the property boasts spacious, contemporary accommodation, open-plan living and secure underground parking.

Approach

From North View, a communal door with video intercom system opens to a communal hallway; where you will find stairs rising to the second floor, as well as lift access.

The property boasts a secure, underground parking space, accessed via electric gates.

Accommodation

From the communal corridor, the front door opens into a spacious entrance hall, with solid oak flooring throughout, which provides access to a useful storage cupboard and in turn the principal rooms.

Towards the end of the hall, you will find an approx. 27ft open-plan living space; flooded with natural light and providing ample space for living and dining. Also benefiting from solid oak flooring, this space also boasts a Juliet balcony overlooking North View.

The kitchen is beautifully-fitted; comprising a range of wall and base-mounted units with high-gloss fronts and black granite work surfaces. Integrated appliances include a dishwasher, washing machine, electric oven, electric hob with extractor and an undermount sink with draining grooves.

Both bedrooms are sizeable doubles, with carpeted floors and offering ample space for wardrobes and furniture.

The bathroom encompasses a contemporary, three-piece suite of large bath with mains shower over, toilet and sink. The walls and floor are fully tiled, offering a high-quality feel throughout.

Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

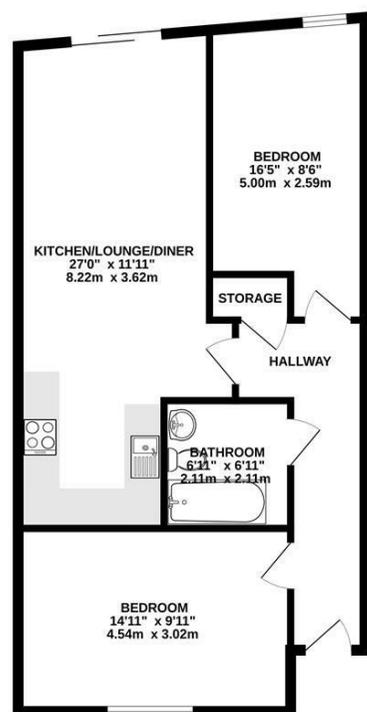
Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including Little French and Lavender.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA - 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Constructed in 2013
- A modern, two double bedroom apartment
- Located on the second floor, with lift access
- Approx 27ft. open-plan living space with Juliet balcony
- High-quality fittings throughout
- Secure private parking with electric gates
- Located on a popular road within Westbury Park, close to amenities and transport links

Guide Price: £330,000

Tenure: Leasehold

Council Tax Band: C

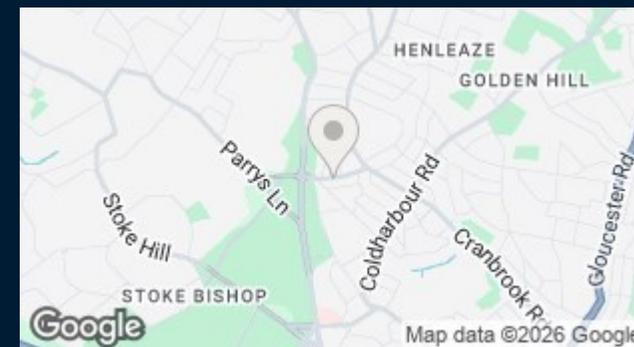
EPC Rating: B

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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