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GARDEN FLAT, 158 COLDHARBOUR ROAD

WESTBURY PARK, BRISTOL, BS6 7SP

£420,000

A superbly well-presented and generously proportioned two-bedroom garden flat, located in a desirable area of Bristol.

### Property Description

Occupying a desirable corner position, this charming apartment boasts superb and thoughtfully arranged accommodation. A real highlight is the extensive front, side, and rear garden, which wraps mainly around the side of the property, providing wonderful outdoor spaces for those who appreciate them.

Inside, you're welcomed by a delightful hallway featuring a characterful original-style door. The living room is a bright and inviting space with a bay window and an additional window to the side, along with a fireplace and wood burner creating a cosy focal point. The well-designed kitchen/dining room - fitted with a range of matching base and wall-mounted units - cleverly maximizes the space, with the dining area situated at the rear and benefiting from French doors that open directly onto the rear/side garden.

There is a lovely, snug second bedroom, and adjacent to it is the larger bathroom. This layout works particularly well as the principal bedroom benefits from its own en-suite shower room, offering guests staying over a comfortable and private area at the rear of the apartment.

The outside space truly sets this property apart, featuring fantastic enclosed gardens with a blend of decked, lawned, and patio areas, as well as thoughtfully placed raised vegetable and flower beds.

### 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 serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

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 transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

### Schools

Westbury Park School - Distance: 0.31 miles

Henleaze Junior School - Distance: 0.31 miles

Redland Green School - Distance: 0.49 miles

Bishop Road Primary School - Distance: 0.53 miles

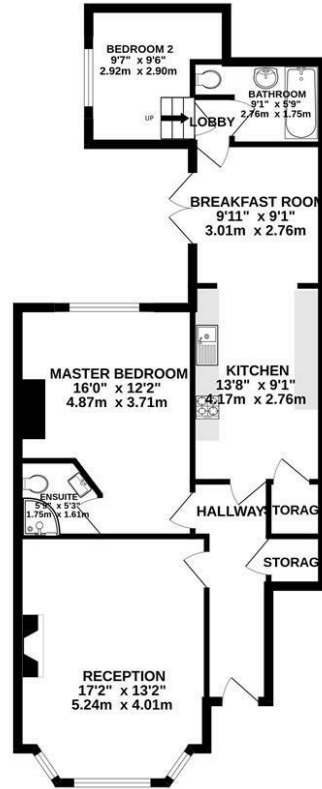
### Lease Information



The property is on a 999 year lease from 1972 and offered with a 50% share of freehold. The ground rent is £100 per annum and there is no service charge.



GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- A well-proportioned ground floor flat
- Private wrap-around gardens
- Two bedrooms
- Bay-fronted reception room with separate kitchen/diner
- A desirable location with excellent schools in close proximity
- Well-presented and much-improved
- Modern kitchen and bathrooms
- Two bathrooms including en suite to master

**Guide Price:** £420,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

**EPC Rating:**

**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.

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