



MAGGS
& ALLEN

5A, CAIRNS COURT CAIRNS ROAD
WESTBURY PARK, BRISTOL, BS6 7TL
£275,000

A well-proportioned two-bedroom ground floor apartment with garage, located in a superb spot in a desirable location. Offered with no onward chain.

Summary

The accommodation which offers double glazing briefly comprises: sitting room, well equipped modern fully fitted kitchen with built in appliances including dishwasher, two bedrooms and bathroom. Set within a well maintained apartment block with communal gardens, the apartment also benefits from an external garage.

This property is being sold with no onward chain. Ideal for an investor - with a potential rental income of approx., £1450 PCM, couple, downsizer or single person looking for the perfect location with shops and amenities close-by.

Location

The apartment is conveniently located near to the amenities on Coldharbour Road and Henleaze High Street including Waitrose, a local cinema and library as well as being situated near the green open space of Durdham Downs.

Schools

St Bonaventure's Catholic Primary School approx. 0.40km

Redland Green School approx. 0.40km

Henleaze Junior School approx. 0.54km

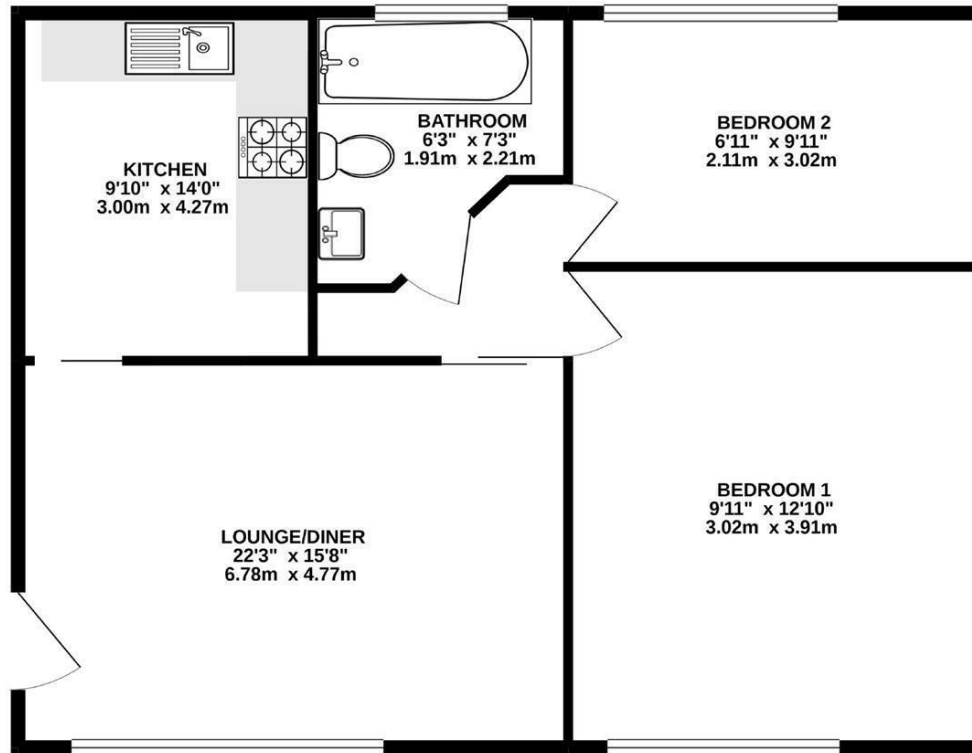
Lease Information

Length of lease remaining: Approx. 940 years

Service Charge: Approx. £120 per month



GROUND FLOOR



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 errors, 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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- Purpose-built two-bedroom apartment
- Private garage to rear
- Excellent location close to shops, cafes and restaurants
- Decorated in neutral tones throughout
- Double glazed
- Offered with no onward chain

Guide Price: £275,000

Tenure: Leasehold

Council Tax Band: B

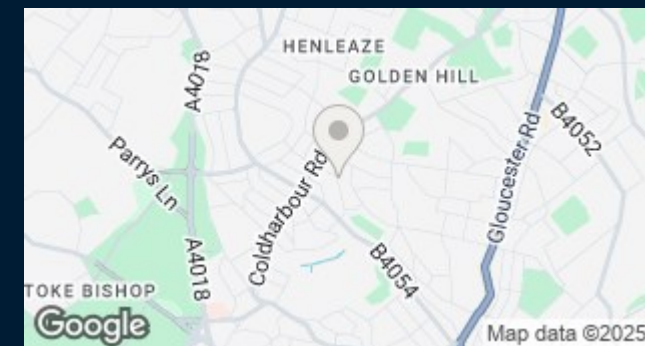
EPC Rating: D

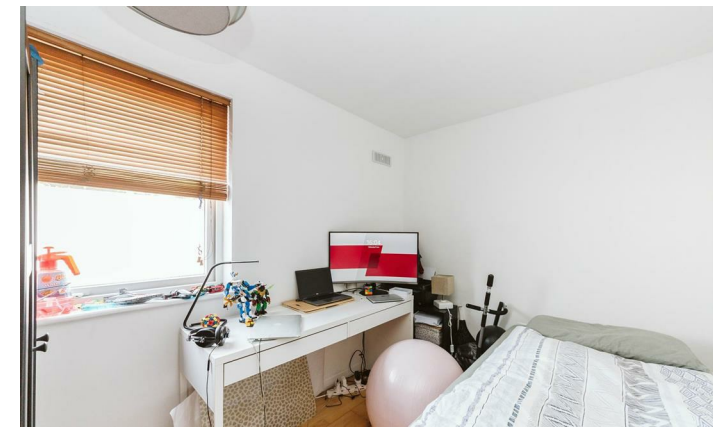
Local Authority: Bristol City Council

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.





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