



MAGGS  
& ALLEN

GROUND FLOOR FLAT, 41 ST. ALBANS ROAD  
WESTBURY PARK, BRISTOL, BS6 7SF  
£335,000



A well-maintained, one bedroom ground floor flat situated within a popular road in Westbury Park. Featuring two reception rooms, a modern kitchen and shower room, and a courtyard garden. Offered to the market with no onward chain.

## Summary

From St Albans Road, a pathway leads to the main front door. Proceed through this door to the communal entrance hallway, and the door on the left-hand side is the private entrance for this apartment.

The sitting room is an exceptionally bright room with a large bay window to the front elevation comprising four sash windows and stained glass above. It features ceiling corning, a Victorian-style period fireplace with an open fire and marble hearth, and chimney recesses to either side of the fireplace, and a double radiator. An opening leads through into the dining room/reception 2, which has plenty of space for a table and chairs, a double radiator, ceiling coving, and a central ceiling light point. A door leads off to the kitchen.

The kitchen is a modern space comprising a range of wall and base units with a roll-edged worktop, a stainless steel sink bowl unit with a mixer tap, a 4-ring Neff gas hob, an electric oven, an integrated low-level fridge with a freezer compartment, space and plumbing for a washing machine, an integrated slimline dishwasher, and a wall-mounted gas combination boiler. A door leads out to the south-facing courtyard garden.

The bedroom features two sash windows with double doors in the middle also leading onto a small courtyard garden. It has a radiator, moulded skirting boards, and two ceiling light points. The bathroom/WC has a white suite comprising a free-standing wash hand basin with a storage cupboard below, a low-level WC, a panelled bath with a shower above, partially tiled walls, a radiator, an extractor fan, and recessed spotlights.

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

## Lease Information

The property is on a 999 year lease from 1985 and offered with a 50% share of freehold. We understand there is no ground rent or service charge.

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  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metrovox ©2025



- One bedroom, ground floor apartment
- Two large reception rooms
- Contemporary shower room
- Recently-fitted galley kitchen
- A large double bedroom with double doors to the courtyard garden
- Situated on a quiet road, close to Henleaze Road and amenities
- Offered to the market with no onward chain.

**Guide Price:** £335,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** B

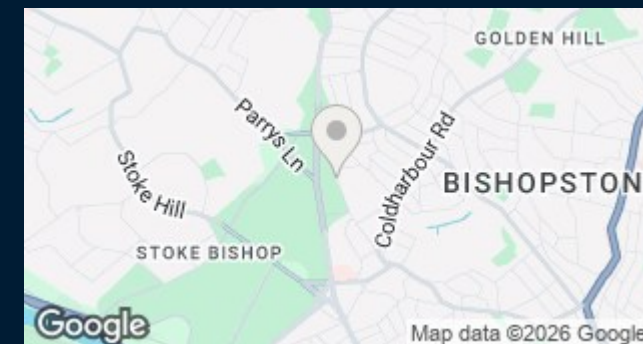
**EPC Rating:** C

**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](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.