



MAGGS  
& ALLEN

GROUND FLOOR FLAT, 115 COLDHARBOUR  
WESTBURY PARK, BRISTOL, BS6 7SD  
£300,000

A beautifully-presented, two bedroom garden flat situated close to the shops, cafes and amenities of Westbury Park. Boasting private access, a private garden, two generous bedrooms and a bright, open-plan living space.

## Vendor's Comments

"Excellent location – right on the doorstep of the Downs and Redland Green. Surrounded by fantastic shops and cafes on Coldharbour Road. Walking distance to both Gloucester Road and Whiteladies Road, and easy access by bus or walking into the City Centre. Within the catchment area of some of the best schools in Bristol. The Flat itself is private and quiet, with very little noise from neighbours / surrounding roads, and also benefits from it's own private garden area."

## Summary

From St Albans Road, a footpath provides access to a wooden gate giving way to the garden; a westerly-facing, fully-decked space ideal for entertaining and enjoying the afternoon/evening sun. From here, a uPVC front door opens to the accommodation.

Upon entering, you are greeted by a bright, open-plan kitchen/living space lit by two large skylights and benefiting from wood-effect flooring throughout. Ample space is available for both living and dining, and access is available to two useful storage cupboards. The kitchen itself comprises a row of matching base and wall-mounted units with worktops, including an integrated fridge/freezer, electric oven, electric hob with extractor and a stainless steel sink. Further space and plumbing are available for a washing machine.

Off the living space, a hallway provides access to two generous double bedrooms. The main bedroom is situated at the end of the hall, and boasts sizeable proportions and a window overlooking the garden. The second bedroom is also a double, and provides enough space for both a double bed and desk/home office setup.

Completing the accommodation is a modern, three-piece bathroom comprising a toilet, sink and large bath with shower over.

## Tenure

We understand the property owns a 25% share of the freehold, with 960 years remaining on the current lease.

We understand there is an annual service charge of £720.

Please note these figures should be checked by your legal advisor.

## Location

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

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, 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 major transport links.

## Schools

Westbury Park School - 0.15 miles

Redland Green School - 0.4 miles

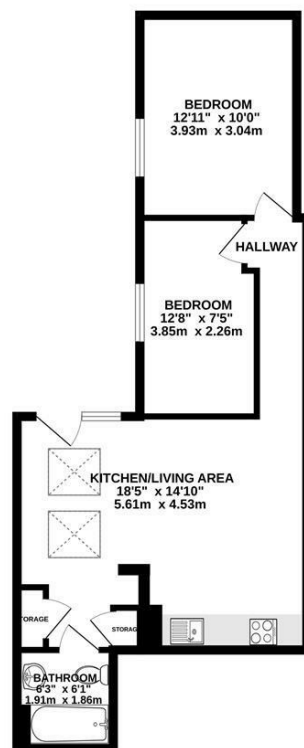
St Bonaventure's Catholic Primary School - 0.43 miles

Henleaze Infant School - 0.46 miles

Henleaze Junior School - 0.46 miles



GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.5 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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- A two double bedroom, ground floor apartment
- Bright, open-plan kitchen/living space
- Well-appointed family bathroom
- Tastefully-decorated throughout
- A sunny, westerly-facing courtyard garden
- Private access, via a footpath leading from St Albans Road
- Excellent location, close to local cafe's, shops and amenities

**Guide Price:** £300,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** B

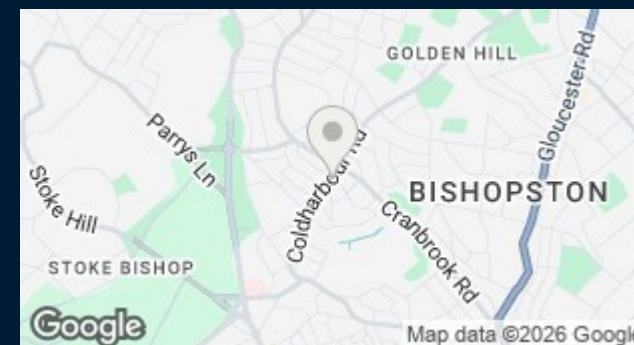
**EPC Rating:** C

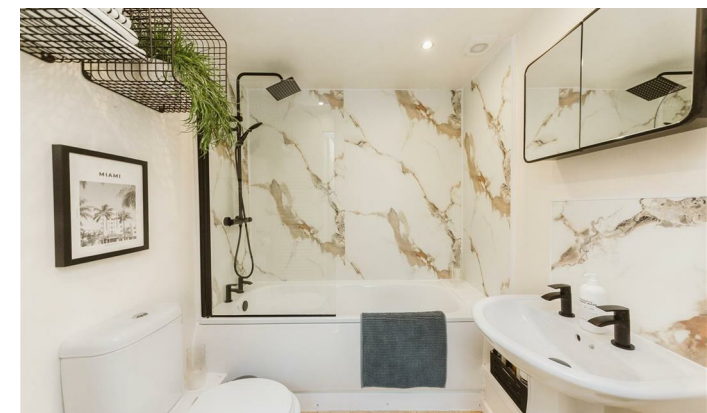
**Local Authority:** Bristol City Council

**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.





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