



18 DURDHAM PARK,  
WESTBURY PARK, BS6 6XB

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**GOODMAN  
& LILLEY**







# 18 DURDHAM PARK

## WESTBURY PARK BS6 6XB

GUIDE PRICE  
£600,000

A fantastic opportunity to acquire a charming garden apartment in the sought after enclave of Durdham Park, nestled between Redland Road and Durdham Downs, an easy walk to Whiteladies Road and with great city access.

This two double bedroom property has the benefit of a private entrance, delightful southwest facing garden and direct access to a garage, and viewing is highly recommended.

Call, Click or Come in and visit our experienced sales team- 0117 2130777/ [henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Electric and Drainage

### Location

Located within the highly sought after district of Redland on the edge of Westbury Park and Durdham Down. The plethora of shops, cafes, restaurants and boutiques of Whiteladies Road are a short walk away (approximately 0.3 miles), with Redland generally renowned for its good schools and lifestyle opportunities. Leisure facilities are available locally at several clubs with other various private and public sports centres including Kingsdown sports centre and Bristol Lawn tennis & squash club. The university, BBC buildings and hospitals are also within easy commute in addition to the rail links available at Clifton Down.

### Approach

The apartment is accessed by a gated pathway across an attractive front garden, mostly laid to lawn. The flat benefits from its own private entrance, which leads in turn to an internal lobby. Two large and private storage rooms are located from the path leading to the garden.

### Entrance Hall

An inner lobby housing a storage cupboard and electrical meters leads to the internal front door of the apartment.

### Dining Hall & Kitchen

A wonderful open plan room with a generous dining space which is open plan to the kitchen with views over the mediterranean style garden. This central room leads in turn to the sitting room, master bedroom, second bedroom and bathroom.

### Sitting Room

A particularly light and spacious room with an attractive bay window which looks out onto the front garden which is bordered by a hedge to the road. A central fireplace with large mirror above reflects the outside space and adds a feature and symmetry to the room. Beautifully presented to an exceptionally high standard and with the added benefit of original wood flooring. A truly lovely room enjoying west facing light.

### Bedroom 1

Another delightful west facing room overlooking the front garden, with fitted wardrobes currently used by the owners as the master bedroom.

### Bedroom 2

Very similar in size to Bedroom 1 and another lovely square room, with a particularly attractive original fireplace, this room leads from the central dining hall and on into a charming and light filled garden room.

### Garden Room

Built by the current owners, this room provides a charming link between the main body of the apartment and the sun drenched garden. South facing, this room floods with sunlight and provides an alternative reception room but could equally work as a home office, or playroom and also provides an internal link to the garage.

### Bathroom

Light and bright with a white bathroom suite, incorporating a bath with shower over, low level w.c., and wash hand basin.

### Garage

A secure garage to the rear of the property accessed via a lane and internally via the Garden Room.

### Garden

A true oasis of privacy and calm, south facing with attractive raised beds and pots for ease of maintenance. Bordered by a mix of stone walls and wooden fencing, a gate leads to a communal path private to the house as a whole.

### Viewing and Further Information

Available exclusively through the sole agents, Goodman & Lilley Estate Agents, with viewing strictly by appointment.

### Tenure

It is understood that the property is share of freehold with an underlying lease (remainder of 999 years). Internally run management company with a fee of £100 pcm, with approximately £12,000 in the sinking fund.

### Local Authority

Bristol City Council Tel: 0117 922 2000

Services: Mains Gas, Water, Electric and Drainage



- Charming Garden Apartment
- Three Reception Rooms
- Private South Facing Rear Garden
- Superb, Sought After Location in Durdham Park
- Open Plan Kitchen
- Communal Front Garden
- Two Double Bedrooms
- Garage





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**Floor Plan**

Approx. 135.9 sq. metres (1463.1 sq. feet)



Total area: approx. 135.9 sq. metres (1463.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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