



209 WELLINGTON HILL WEST,  
HENLEAZE, BS9 4QL

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GOODMAN  
& LILLEY



LOCATED IN THE POPULAR AREA OF HENLEAZE IN BRISTOL IS THIS EXCELLENT PURPOSE-BUILT APARTMENT THAT OFFERS A DELIGHTFUL LIVING SPACE, MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM AND BATHROOM. ONE OF THE FEATURES OF THIS PROPERTY IS THE AVAILABILITY OF PARKING FOR ONE VEHICLE, A VALUABLE ASSET IN THIS LOCATION.

### Location

A prime Henleaze location close to major employers such as Southmead Hospital and the Ministry of Defence, together with easy access to a host of local amenities on Henleaze Road, Westbury village, parks, and excellent transport links to all parts of the city.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Communal Entrance

The apartment has front and rear entrance doors to a communal hallway and stairs to the first flats entrance door.

### Entrance Hall

Doors to:

### Living / Dining Room Room

With double glazed windows to the front aspect, feature fireplace and door to the kitchen.

### Kitchen

A recently refurbished and modernised kitchen with double glazed window to the front aspect, wall and base units, work surfacing over, sink unit, integrated cooking appliances. fitted flooring and space for a fridge / freezer.

### Bedroom

Access from the hallway, a double bedroom with built in

storage/wardrobe, double glazed window to the rear and door to the bathroom.

### Bathroom

Fitted modern three piece suite comprising bath with shower, mixer taps, wash basin and WC, tiled surrounds and two double glazed windows to the rear.

### Outside

### Rear Garden

There is a shared, well presented garden to the rear of the building.

### Off Street Parking

There is an allocated parking space to the rear of the property.

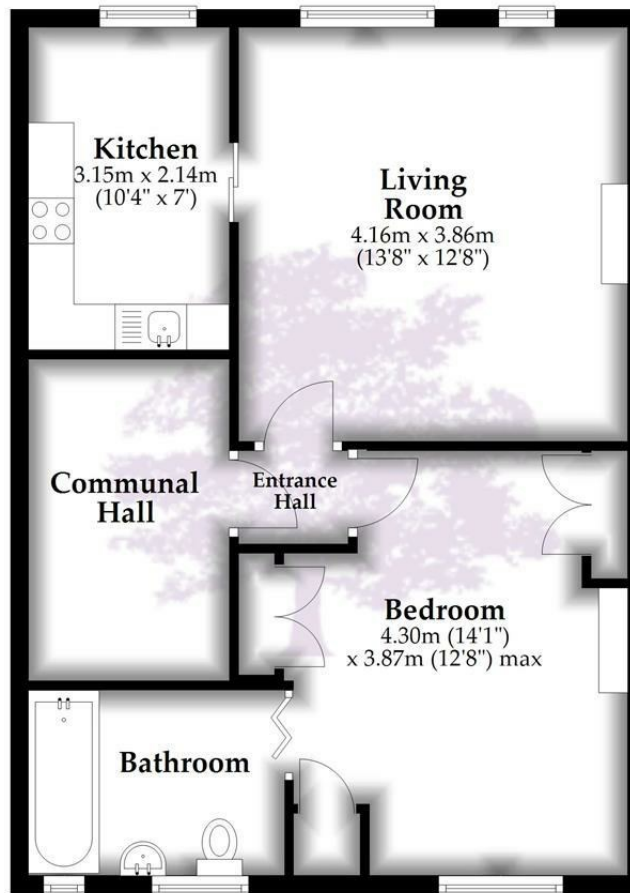
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- Well Presented Apartment
  - Allocated Parking Space
  - Excellent Henleaze Location
  - Communal Garden



GUIDE PRICE £225,000



## Floor Plan



Total area: approx. 59.2 sq. metres (636.8 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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