



Cedar Court, BS9

An elegant two-bedroom ground floor flat in sought-after Coombe Dingle, offering spacious living, a garage, and excellent transport links — ideal for professionals, families, or investors. No onward chain

ACCOMMODATION

Hallway

Generous lounge/dining area

Kitchen

Bathroom

Two double bedrooms

Garage and parking

Communal garden

northwood



DESCRIPTION



Nestled in the heart of one of Bristol's most desirable residential enclaves, this presents a rare opportunity to acquire a beautifully appointed home in a tranquil, tree-lined setting. Set within a well-maintained mid-century development of just eight residences, this elegant two-bedroom ground floor flat offers generous proportions, tasteful finishes, and an enviable lifestyle surrounded by nature, yet moments from the city.

Upon entering, you are welcomed into a hallway which leads to the bedrooms, living room and bathroom. The principal reception room is spacious and serene, offering ample space for both relaxed living and entertaining. A broad window bathes the space in natural light and offer leafy views of the communal garden.

The kitchen is well-appointed and thoughtfully laid out, offering ample storage and worktop space, with stylish cabinetry and integrated appliances. Whether you're preparing a quiet dinner at home or entertaining guests, this space strikes a perfect balance of function and elegance.

The property boasts two well-proportioned bedrooms, both of which enjoy excellent natural light. The principal bedroom features built-in wardrobes and plenty of space for a king-sized bed, while the second bedroom offers versatility — ideal as a guest room, home office, or stylish dressing room.

A contemporary bathroom completes the interior, fitted with a full-sized bath and overhead shower, sleek tiling, and quality fixtures that reflect the home's overall refinement.

The property also benefits from private residents' parking and a garage, well-maintained communal gardens, and a secure entry system — offering peace of mind and a sense of privacy and community.



SITUATION

Cedar Court occupies a prime position on Grove Road, one of BS9's most attractive residential streets. This leafy neighbourhood is highly sought after for its proximity to The Downs, Kings Weston House, and the vast green expanses of Blaise Castle Estate — all just a short walk or drive away.

Despite the tranquillity, connectivity is superb. There are frequent bus links into Bristol city centre, while Sea Mills train station is nearby for those commuting further afield.

A range of highly regarded schools, including Redmaids' High School and Bristol Free School, are within easy reach, making this a perfect base for families and professionals alike.

Local amenities include the independent shops and cafés of Westbury-on-Trym, a short distance away, while Clifton Village and Bristol city centre are easily accessible for dining, shopping, and culture.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

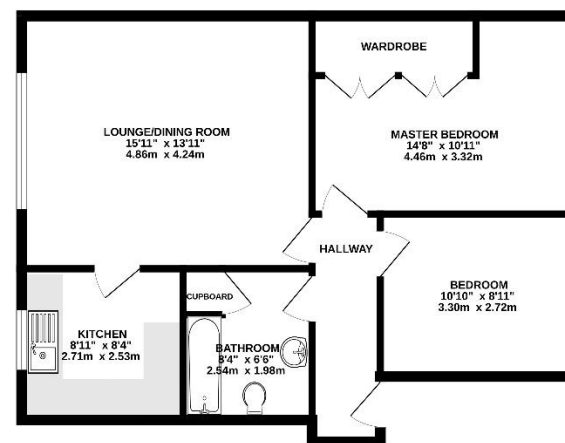
The M4 and M5 motorways are within easy reach. For those looking to travel further afield, Bristol International Airport is 11 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold, balance of 999 years remaining, £1,455.00 p.a. service charge, £30.00 p.a. Ground Rent. Services - Mains water, mains electricity. Postcode – BS9 2RE. Energy Performance Certificate – E Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The plan is for guidance only and should not be used as a basis for any purchase or sale. The actual dimensions of the property may vary from those shown on the plan.

