



£265,000

11-13 Durdham Park, Westbury Park, Bristol, BS6 6XA

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This impressive one bedroom apartment sits on the first floor of this Italianate inspired, Grade II listed Villa on the edge of the Downs. Built c1850, the attractive 'Tuscany House' displays smooth ashlar with ornate architectural detailing and boldly projecting Tuscan eaves, which provide the name.

A large wood panelled door, flanked by stone pillars leads into a communal hallway with stairs winding up to the first floor. The front door of the flat leads into an inner hallway connecting all rooms. The living room is at the far end and has a bay with three large panel glazed sash windows which bring in plenty of natural light and have views across the well tended communal grounds. This uplifting room is decorated in a neutral colour scheme and has an opening linking the kitchen. The kitchen is fitted with a range of contemporary white wall and base units with a contrasting black worktop, black wall tiles and grey floor tiles.

The light and bright bedroom has a large panel glazed sash window, fitted wardrobe and space for a double bed. The adjacent bathroom is fitted with a modern white



suite including a bath with shower over, close coupled w/c, vanity unit with sink and a tiled floor.

Externally the property has the rare benefit of a single garage and use of a parking area. Well maintained communal grounds surround the building with garden furniture for use by all residents.

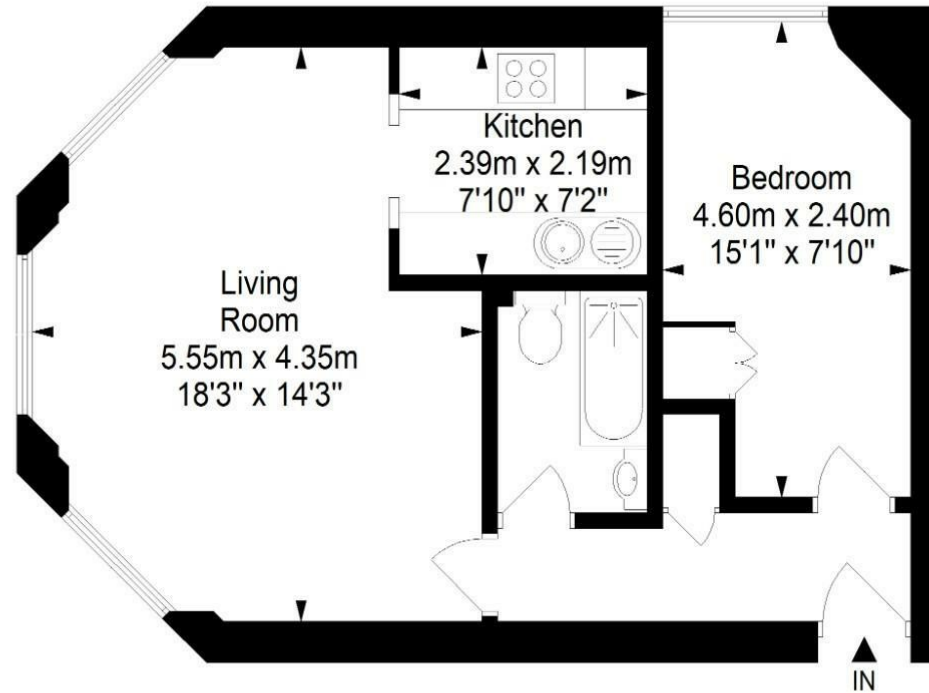
This is a lovely home set in an historic building close to both the Downs and Whiteladies Road. Offered with no onward chain.





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Approximate Gross Internal Area = 45.0 sq m/ 484.4 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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