



Connells

Royal Victoria Park
Bristol

Royal Victoria Park Bristol BS10 6TD

for sale offers in excess of
£700,000



Property Description

Royal Victoria Park is an exclusive cul-de-sac on the Brentry Park Development, built in 2004 which offers great access to the M5 junction & retail parks at Cribbs Causeway, as well as the eclectic mix of shops, cafés & restaurant in the popular village of Westbury on Trym. Southmead Hospital is just 1.5 miles away. There are wonderful woodland walks on your doorstep taking in the grounds at Repton Hall across to Brentry Hill.

This wonderful home is beautifully presented in a light and spacious modern style presented over three floors. The ground floor consists entrance hall, sitting room, kitchen/dining room, integral garage, cloakroom & utility room. On the first floor there is a spacious lounge, bedroom with ensuite and an impressive additional reception room with balcony, this room is accessed via the lounge or via its own staircase. At the top of this fabulous home you have three further bedrooms, ensuite & main family bathroom



Agents Note:

Please note there is an annual management charge of 42.58 for the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WOT308817

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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