



Roman Place, WESTBURY BA13 4GH

welcome to

Roman Place, WESTBURY

Stylish two-bedroom first-floor flat is being offered with no onward chain, open-plan living, two bedrooms, a modern bathroom, and allocated parking — all set within a well-maintained building in Roman Place, Westbury.

Communal Lobby

The building features a shared entrance lobby, with stairs leading up to the first-floor flat.

Inside The Flat

Entrance Hall

The property opens into a welcoming entrance hall, featuring a video and phone intercom system, a radiator, an airing cupboard, and access to all areas of the home.

Open Plan Living

19' 1" max x 13' 11" max (5.82m max x 4.24m max)

The open-plan living and kitchen area offers a stylish and functional space, perfect for modern living. A double-glazed rear window fills the room with natural light, complemented by a radiator and TV point for comfort and convenience. The kitchen is thoughtfully designed with a range of sleek wall and base units, a sink with drainer, an integrated oven, NEFF induction hob, and an integrated fridge freezer. There is plumbing for both a washing machine and dishwasher, and room for a dining table, making this area ideal for both everyday living and entertaining.

Bedroom One

13' 11" max x 10' 6" max (4.24m max x 3.20m max)

The spacious master bedroom boasts double-glazed windows to both the rear and side, allowing for plenty of natural light. It features built-in wardrobes with elegant mirrored sliding doors and a radiator, combining style with comfort.

Bedroom Two

10' 6" max x 8' 6" max (3.20m max x 2.59m max)

The second bedroom is a comfortable double, featuring a double-glazed window to the side and a radiator, offering a cosy and practical space.

Bathroom

The family bathroom is well-appointed, featuring a double-glazed frosted window to the side for privacy and natural light. It includes a WC, a wash hand basin, and a bath fitted with a double shower overhead and a sleek shower screen. A towel radiator adds a touch of comfort and practicality to the space.





Outside

Parking

The property also benefits from one allocated parking space, providing convenient and secure off-road parking.



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Roman Place, WESTBURY

- NO ONWARD CHAIN
- Modern Ground floor apartment
- Two Double bedrooms
- Allocated Parking
- Gas Central Heating & UPvc Double glazing

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1228.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£185,000



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

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Property Ref:
WST107893 - 0006

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