



Westbury On Trym

Guide Price £349,950

leese & nagle 

## 2 Churchill House, Churchill Drive, Bristol, BS9 3PP

- 2 Double Bedrooms
- First Floor Apartment
- Immaculately Presented
- No Onward Chain
- Garage
- Private Garden

A fantastic 2 double bedroom first floor apartment that is immaculately presented and in move-in ready condition. With a wonderful open plan living space, 2 double bedrooms, 2 shower rooms and a balcony, it presents the best of lateral living. Marking this out as different to many other first-floor flats, this property has its own private outside garden space that enjoys sun through much of the day.

The property is accessed into a communal entrance hall. Up one flight of steps and you reach the property. The inner entrance gives passage to the open plan living space, bedrooms and shower room and has a built-in cupboard. Unusually the hallway also has a large window providing natural light through both the hallway and into the main living space. The living space feels light and airy due to the large south-westerly facing window and a glass door that gives access to the balcony, as well as the beautifully finished light oak engineered flooring that runs throughout the space. The kitchen has window to the side, a range of wall and base units, worktop with stand, stainless steel sink/drain, electric hob with stainless steel cooker-hood, electric oven, plumbing for washing machine, built in fridge/freezer and peninsula for day-to-day dining and casual entertaining. This space has been really thoughtfully considered, with appliances and working areas being located towards the window end, keeping them out of sightlines from other areas. The crisp white cupboards are at once both contemporary yet classic and tie in with the sleek white wall-mounted heating system and plentiful recessed spotlights. The living space readily allows for sizeable dining table as well as a good-sized lounge area for relaxing or entertaining. The covered south-westerly facing balcony has space for chairs and a table and becomes another restful place to enjoy whatever the weather.





Bedroom 1 has window to the side, is a great double room with built in storage and benefits from a stylish shower en-suite with shower cubicle, low level WC and wash hand basin, smartly and neutrally finished with grey tiles. Bedroom 2 is a very similar proportion with window to the front, neutral in décor and with a built-in cupboard. Finally, there is an additional 'Jack and Jill' shower room with shower cubicle, low level WC, wash hand basin with vanity unit that can be accessed from both the hall and the second bedroom.

Outside, there is a garden exclusive to the property that is in the process of being fenced in and enclosed. It is laid to lawn and will enjoy the majority of the day's sunshine being south-easterly in its orientation.

To the side of the property is an allocated parking space and a single garage that comes with the property.

A fantastic opportunity to purchase an apartment finished to a high standard that is ready to be moved straight into and enjoyed.

### **Important Information:**

**Tenure:** It is understood that the property is leasehold for the remainder of a 999 years from 1970, therefore, there are circa 945 years remaining. This information should be checked by your legal adviser.

**Service Charge:** It is understood that at the time of writing these particulars the annual service charge is £720.00.

There is a ground rent of £12.60 per annum.

We understand that there is an internal management company amongst the 3 owners.

Council Tax Band B.



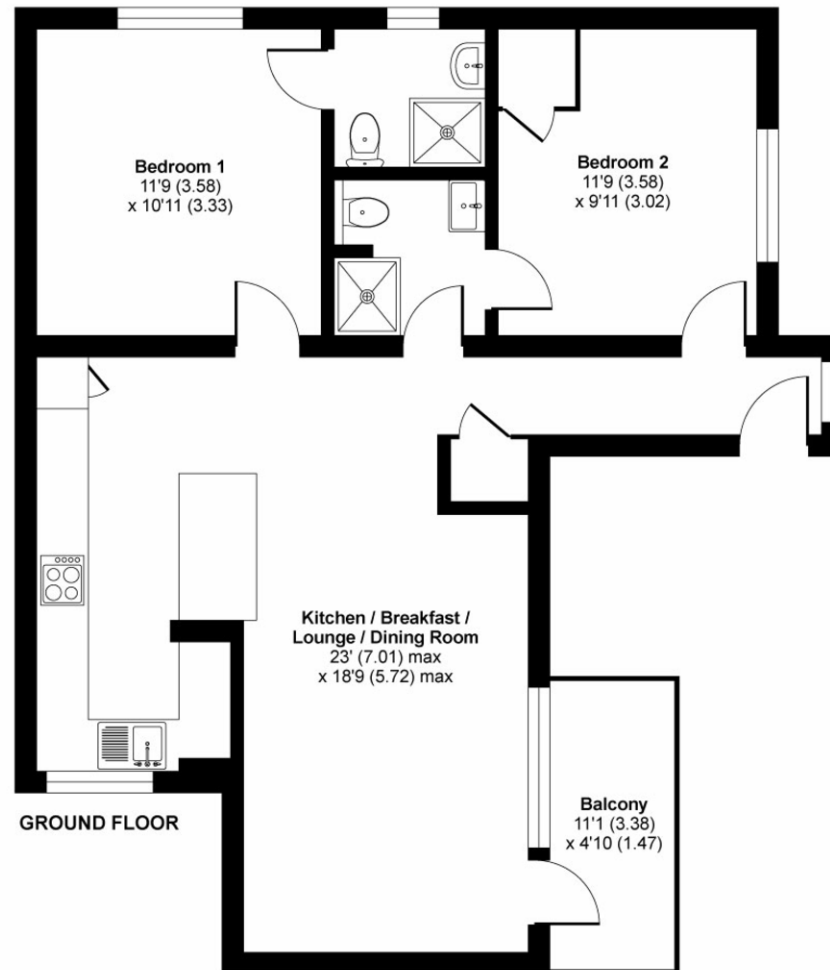
**Energy Performance Certificate C**



# Churchill Drive, Bristol, BS9

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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