



| Westbury On Trym |

Guide Price £295,000

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Flat 7, High Corner Northover Road, Bristol, BS9 3JB

- 2 Bedrooms
- First Floor Apartment
- Purpose Built
- No Onward Chain

A fantastic 2 bedroom first floor flat which is modern and excellently located. The property is light and airy, has 2 bedrooms, bathroom, a communal garden and an allocated parking space. The property is offered with no onward chain.

The property is accessed to the rear into a communal entrance. Up the stairwell and you reach the first floor. The front door to the apartment opens into the well-proportioned entrance hallway, with access to all of the rooms as well as storage cupboard. The living space incorporates the kitchen/living/dining area with bay window to the front which has a southerly aspect. The kitchen has wall and base units, worktop with a tiled splashback, stainless steel sink/drain, integrated gas hob, electric oven, built in fridge/freezer and freestanding washing machine and dishwasher. The lounge/diner measures 20'3 x 11'9, is neutral in decor and is enough space for a dining area and a lounge space.





Bedroom 1 has window to the front, built in wardrobes as well as access to the 'Jack and Jill' bathroom therefore, it can act as an en-suite. Bedroom 2 also has a window to the front and is a great second bedroom or could potentially act as a great study. The bathroom is also accessed from the hall and comprises bath with shower over, low level WC, wash hand basin and is partly tiled.

Outside of the property, there is a communal green area, communal bike store and there is one allocated parking space that comes with the property.

TENURE: It is understood that the property is leasehold with a 999 year lease from 01/02/2004 (977 years remaining).

SERVICE CHARGE: It is understood that at the time of writing these particulars the service charge is £968.67 per half year. This accounts for the building's insurance, auditing, cleaning, gardening, management, general repairs, fire alarm, reserve funds and so forth.

GROUND RENT: £200 per annum, increased by the sum of £200 on each Twenty Fifth anniversary of the date of commencement of the Term. Freeholder is Gray's Inn Capital.



The property is managed by Hillcrest Estate Management.

This information should be checked by your legal adviser.

**Energy Performance Certificate
Rating B**

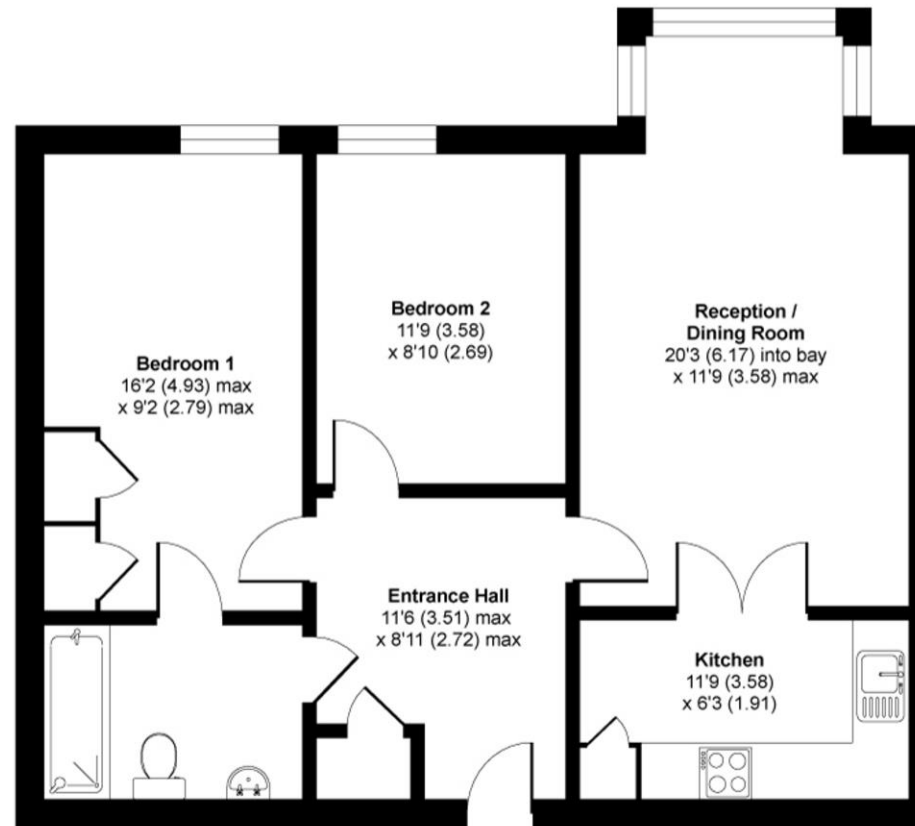
Council Tax Band C



High Corner, Northover Road, Bristol, BS9

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:cheom 2025. Produced for Leese & Nagle. REF: 1253923 - BROCHURE



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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