



Westbury Park | Guide Price £599,500

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58a Florence Park, Westbury Park, Bristol, BS6 7LR

- Circa 1,500 sq/ft Of Accommodation
- Three/Four Bedrooms, Two Bathrooms
- One/Two Reception Rooms
- Spacious Handmade Bespoke Kitchen
- Beautifully Presented Throughout

An exceptional upper floors maisonette offering beautifully presented accommodation of considerable character. With over 1500 sq/ft of living space the feeling is more family home than apartment. With its own front door, secure allocated parking and highly desirable position in Florence Park the maisonette is eminently suitable for families seeking Redland Green School admission (843m distant) and is around the corner from Westbury Park School (184m).

The property has been sensibly updated in recent years whilst retaining as much period charm as possible. The original stained glass sash windows in the Sitting Room and Dining Room/Bedroom 4 are magnificent. A wood burner in the Sitting Room and Bespoke handmade Timber kitchen all add to the considerable character. Florence Park is regarded as one of the most desirable addresses in Westbury Park. The attractive architecture and tree lined road appeal to many as does the convenient location. Durdham Downs, shops and restaurants on North View and Waitrose are literally around the corner.

Benefitting from its own private front door a good sized lobby with storage provision, accesses a staircase rising to the first floor. A landing area provides a home working option. A handy utility room has plumbing for washing machine, sink and work surface. A gas fired combination boiler is neatly tucked away into a cupboard.





Positioned to the front is an elegant sitting room with stained glass sash windows and fireplace with log burner. Adjacent to it is a decent sized dining room which could also provide a fourth bedroom, if desired. The kitchen is positioned to the rear and has a handmade vintage style timber kitchen. The third bedroom is also on this floor and has window to the rear.

Stairs rise to the upper floor with family bathroom positioned on the half landing level. Bedroom Two is positioned to the front. The main bedroom is a very good size with skylights to front and rear and a good sized en suite shower room with additional cupboard and eves storage.

Outside the property there is a space adjacent to the door where the owner has positioned a garden bench. A path leads to the rear where a parking area provides one generous allocated parking space in a covered carport (First on the left as you enter the parking area from the house).

Important Information.

Remainder of a 996 year lease from 1982

Service charge £709 per annum

Ground rent £12 per annum

Owner managed management company (5 Flat Owners)

Council Tax Band - D



Energy Performance Certificate
Rating D



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Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft
(Excluding Eaves Storage)

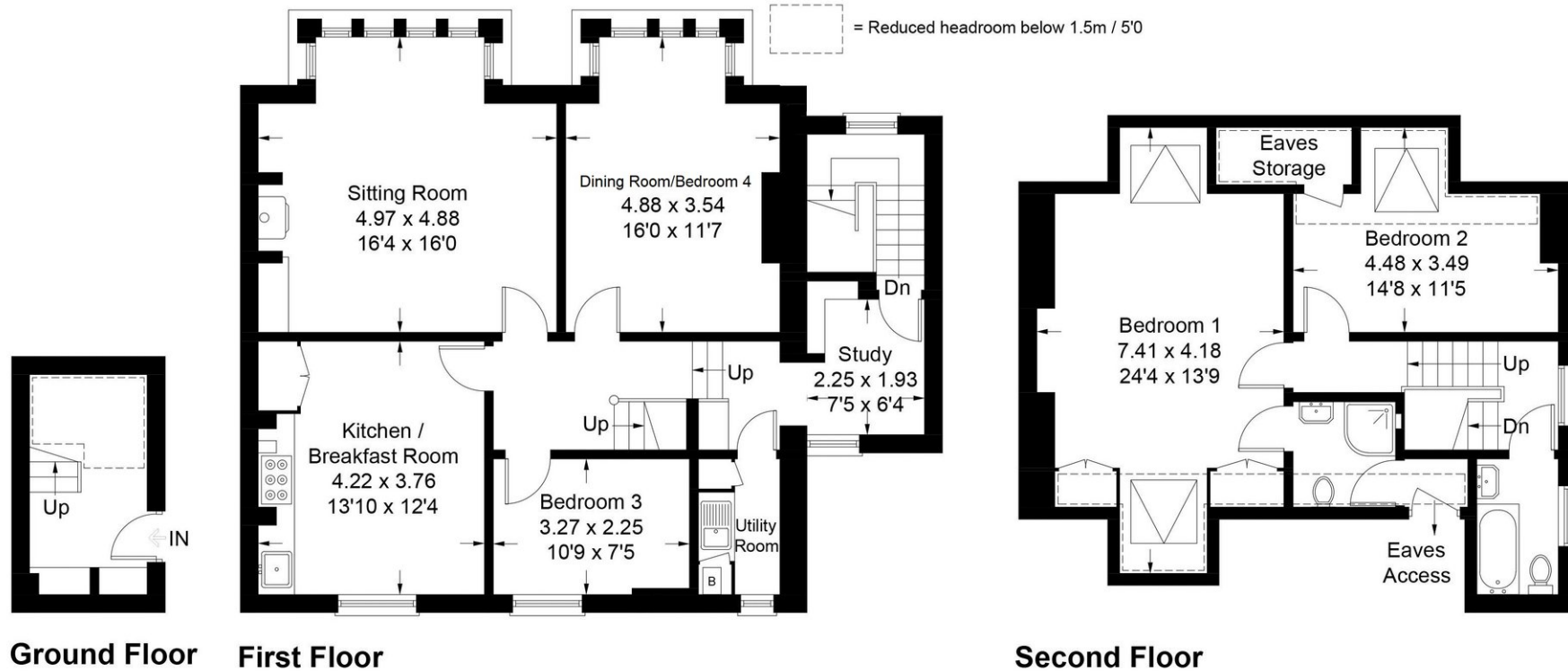


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