



| High Corner |

Guide Price £300,000

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Flat 10 High Corner, 1 Northover Road, Westbury on Trym, Bristol, BS9 3JB

- 2 Bedrooms
- Purpose Built
- Top Floor Flat
- Balcony with Elevated Views
- Parking Space
- Close to Westbury Village

A fantastic 2 bedroom top floor purpose-built flat with some great elevated views, balcony and parking space.

The property is accessed to the rear into the communal entrance. Up two flights of stairs and you reach the second floor. This property shares this floor with just one other property. Into the inner entrance which gives access to all of the rooms, with intercom system, storage cupboard and carpeting. The living space is to the front of the property and benefits from a southerly aspect meaning that it is light and airy. The living space comfortably fits a lounge area as well as dining space and is neatly decorated. There are windows to the front as well as door onto balcony with a glass balustrade and measures approximately 9' x 4'9, the perfect space for a couple of chairs to enjoy the daytime sunshine. The kitchen is internal and is well-proportioned and comprehensively fitted with a range of wall and base units, worktop with a tiled splashback, sink/drain, gas hob, integrated oven, built in fridge/freezer, dishwasher and washing machine. Finally, there is a cupboard housing a wall-mounted gas central heating boiler.





Bedroom 1 is to the rear and is a good double bedroom with built in wardrobes and is neutral in decor. It enjoys access to the bathroom via a 'Jack and Jill' arrangement. The bathroom has obscured window to side, bath with shower over, low level WC, wash hand basin and is partly tiled. Finally, bedroom 2 is to the front with window and is also a double bedroom.

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.

Useful Information:

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 £2,255 per annum. This accounts for the buildings 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.

COUNCIL TAX: Band C (currently £2,296.79)

This information should be checked by your legal adviser.



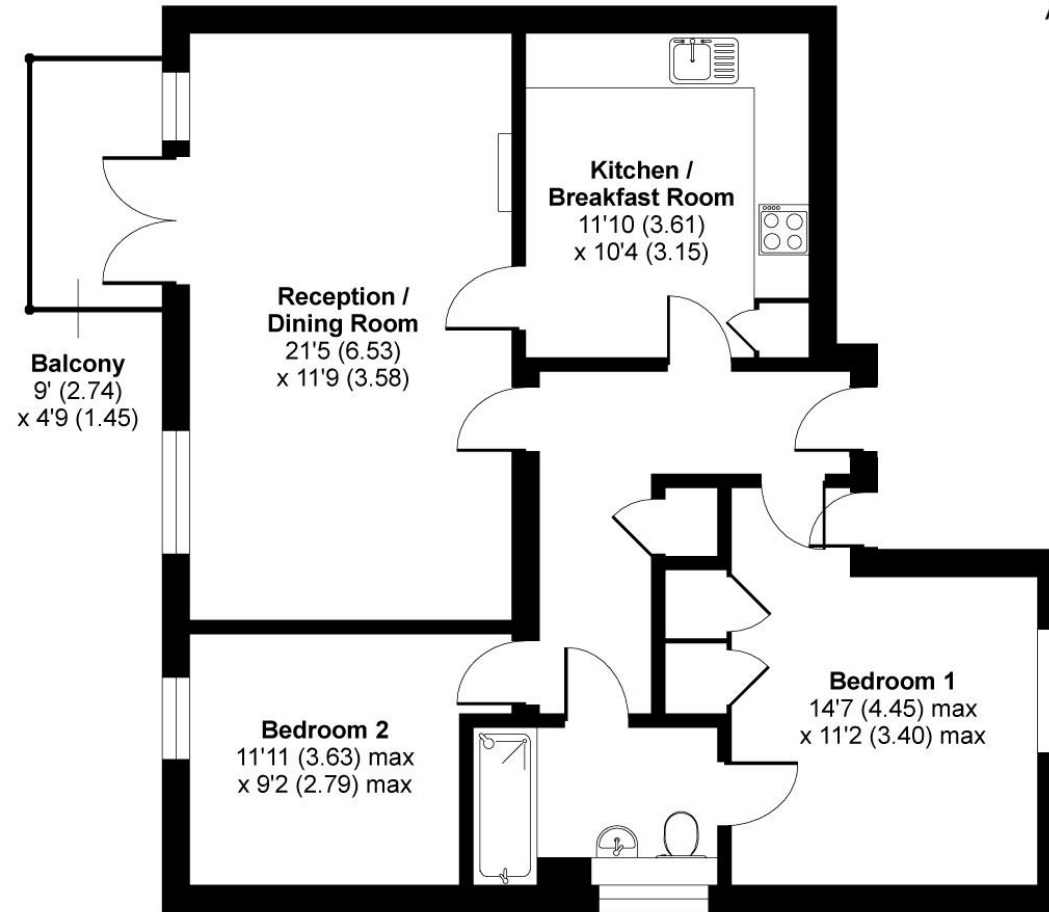
Energy Performance Certificate
Rating C



Northover Road, Bristol, BS9

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Leese & Nagle. REF: 1287482



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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