



Westbury-on-Trym | Guide Price £325,000

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Flat 10, Grosvenor Court, Southfield Road, Westbury-on-Trym, Bristol, BS9 3BJ

- Immaculately Presented
- Lift And Stair Access
- 2 Double Bedrooms
- Fantastic Elevated Views
- Allocated Parking Space

A top floor, two double bedroom (one with en suite) apartment with far reaching views positioned little more than a stone's throw from bustling Westbury village.

Ideally suited to those looking to downsize into a well managed, smart modern block of apartments, the flat is perfectly located on a quiet side road within the conservation area. With the added benefits of a balcony, new carpets, communal gardens and allocated parking space, it is also being offered for sale with no onward chain.

A secure communal entry door leads through to smart communal hall with lift and stairs to the upper floors. The top floor landing shared with only one other apartment. The flat front door opens into an entrance lobby, in turn opening into a hall with storage cupboard with fitted shelving. The living spaces are positioned to the sunny front of the building and benefit from panoramic far reaching views over the surrounding suburbs towards Henbury Hill and in the far distance countryside of North Somerset.

The south-west facing living room has double glazed patio doors opening onto a secluded, slim terrace which allows space for sitting out and enjoying the sunset. The room provides ample space for sofas and other furniture and is neutrally presented. The dual aspect kitchen/diner with windows to front and side, is again a good-sized room with a defined, carpeted dining area to one end.





The neutral cream kitchen has washing machine, integrated dishwasher, built-in oven, induction hob, stainless steel cooker hood, porcelain sink/drainers and wall-mounted gas boiler (fitted in Nov 2024).

To the rear of the property there are two double bedrooms, both with built in storage and elevated views over the garden and towards Westbury Village. The principal bedroom comes with en suite shower room comprising shower, wash hand basin and low-level WC. The main bathroom is centrally sited to one side with white three-piece suite. Bedroom 2 is also a fair sized double room.

Outside there is a communal garden to the rear and to the front are allocated parking spaces for each flat (third on right is allocated to the apartment). There is also designated visitor parking and bike storage can be found behind a locked gate.

Useful information:

Remainder of a 999 year lease from 1/1/1987

Management charges: £3,300 per annum.

Ground rent: N/A

Management company: Grosvenor (Southfield) Management Ltd

Council Tax: Band D

No pets

This information should be checked by your legal adviser.



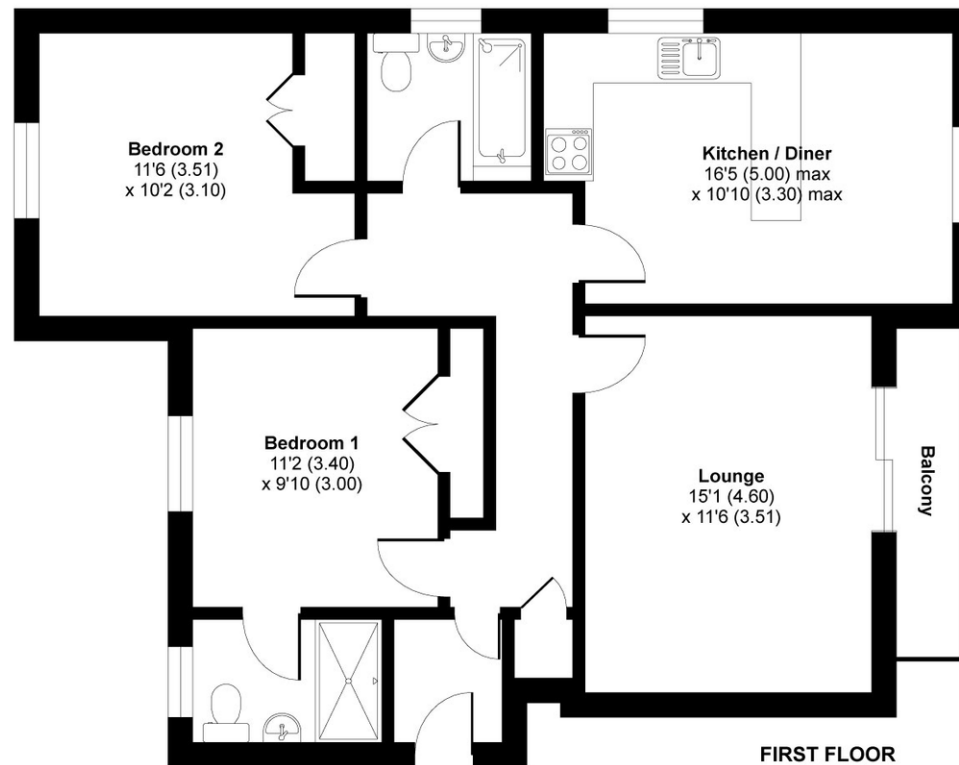
**Energy Performance Certificate
Rating C**



Grosvenor Court, Southfield Road, Westbury-on-Trym, Bristol, BS9

Approximate Area = 839 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1310003



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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