



Westover Gardens | Guide Price £250,000

leese
& nagle 

3 Cedar Court, Westover Gardens, Bristol, BS9 3LB

- Ground Floor
- Purpose Built
- Beautiful Views towards Westbury Village
- Garage
- No Onward Chain

A fantastic 2 double bedroom purpose built flat with no onward chain and within easy reach of Westbury Village.

The property is accessed to the front into the communal hallway. Into the inner entrance, this gives passage to all of the rooms as well as some useful built-in storage. The living space is to the rear with large windows and door onto the balcony which enjoys a beautiful elevated view towards Westbury Village. The living space is well decorated with coving and is carpeted. The kitchen is central to the property with window to side, a range of wall and base units, worktop with a tiled splashback, built in electric hob and oven, plumbing for washing machine and space for fridge/freezer. Please note that the property has a warm air heating system in place.

Bedroom 1 is to the rear, with an elevated view, has built-in wardrobes and is carpeted. Bedroom 2 is of a similar size with window to the front and is carpeted. The bathroom has an obscured window to the front, bath with shower over, low level WC, wash hand basin with vanity unit and the walls are fully tiled.

The property benefits a single garage which is located behind the block. The garage has a light and power socket, one of the few flats with this facility. There is on street parking in the cul-de-sac.





Useful Information:

TENURE: It is understood that the property is leasehold with a remainder of a 999 year lease, from when the property was built.

SERVICE CHARGE: It is understood that at the time of writing these particulars the service charge is approximately £200.00 per calendar month.

The property is managed by Warwick Estates.

COUNCIL TAX: Band B.

No pets.

This information should be checked by your legal adviser.



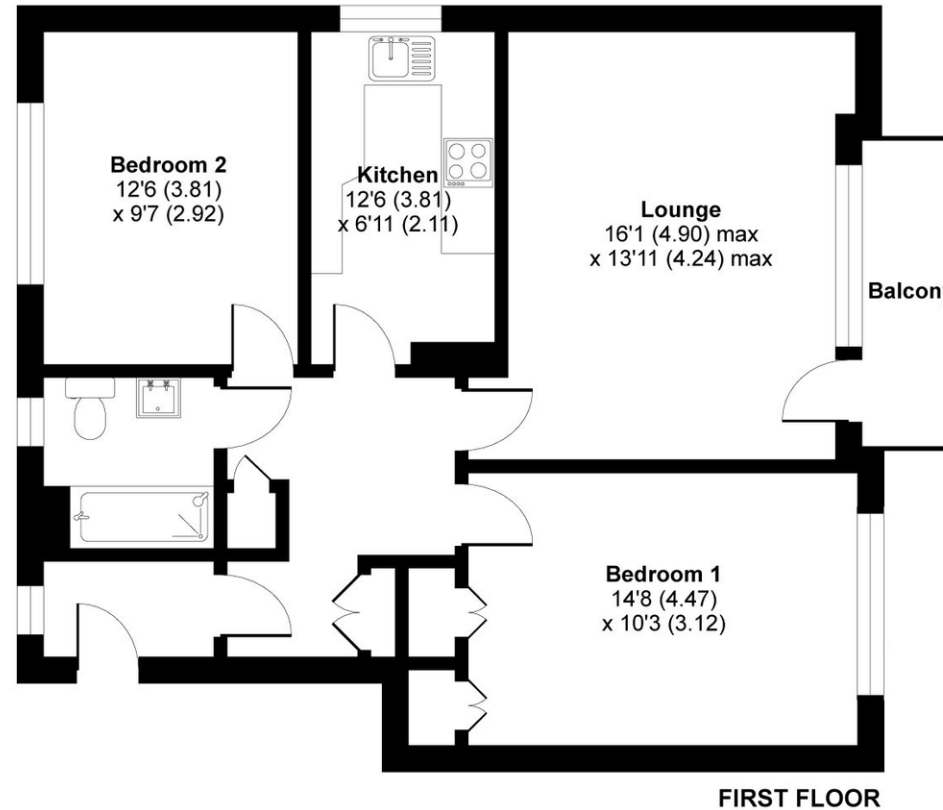
**Energy Performance Certificate
Rating E**



Westover Gardens, Bristol, BS9

Approximate Area = 764 sq ft / 71 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: 1300515



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.



@leesenagle



leesenagle

Westbury-on-Trym Office

125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk