



MAGGS
& ALLEN

FLAT 7, 58 LINDEN ROAD
WESTBURY PARK, BRISTOL, BS6 7RR
Offers In The Region Of £325,000

A superbly well-presented split level apartment occupying the upper floor of a modern, well-maintained development. Boasting two comfortable double bedrooms, as well as an excellent open-plan living space.

Property Description

Entering in on the lower level, which has space for hanging coats and shoe storage, you will ascend a light and bright stair well with shelving which leads you to the hallway/landing. This space is well lit through two large Velux windows, and provides access to each of the rooms.

The kitchen/lounge-diner is a well-designed space, providing an abundance of storage by way of two large cupboards, and features a modern kitchen with integrated appliances, hard flooring, and stunning views to the rear over the local area. The decor is contemporary and neutral, and comfortably accommodates a sofa and dining table without feeling cramped.

Each of the bedrooms are double bedrooms, again decorated in modern colours, and the rear bedroom offers superb views as well as access to the large eaves storage space. Completing the internal aspect of the property, is a well-appointed four-piece bathroom fitted with a shower enclosure, bath, hand wash basin and WC.

Seller's Comments

"We've lived in this flat for nearly 5 years now and have loved being here. It was our first home together and we have so many wonderful memories. We love the cosy vibe with all the interesting angles on the walls, as well as the light and airy hallway which adds another dimension. Being able to have a bath under the Velux windows whatever the weather is one of my favourite things!

The area has so much to offer – from lunch at Little Shop and Pantry, a Sunday roast at the Westbury Park, cinema at the Orpheus and always being able to pop to Waitrose. Rest assured, we won't be moving far!"

Location

Westbury Park is a charming residential neighbourhood known for its Victorian & Edwardian architecture, and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It is a highly sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Leasehold Information

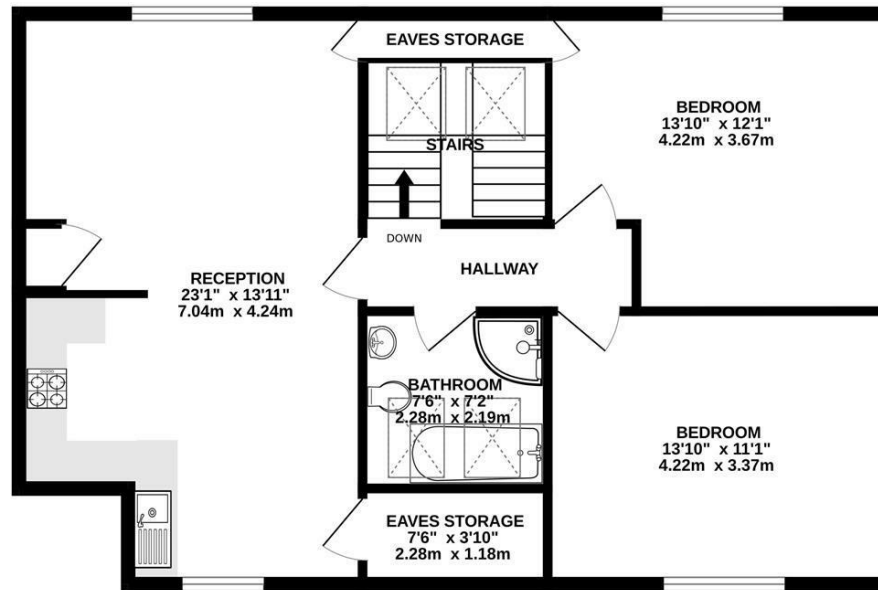
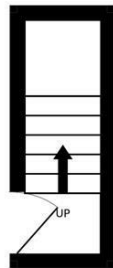
We are advised that the service charge is currently 1/7 of costs associated for the building. This is approximately £600 p/a. On sale of the final flat in the building a management company will be established with estimated service charge of £50 a month.

Building insurance, communal utilities, cleaner for communal areas, necessary building work are including in the Service Charges.



ENTRANCE LEVEL
37 sq.ft. (3.4 sq.m.) approx.

UPPER FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A modern two double bedroom split level apartment
- Open-plan living space
- Modern fixtures and fittings
- Four-piece bathroom with separate shower and bath
- Light and airy
- Far-reaching views from the rear
- In a desirable area of Bristol
- 994 year lease
- Part of a well-maintained development

Guide Price: £325,000

Tenure: Leasehold

Council Tax Band: B

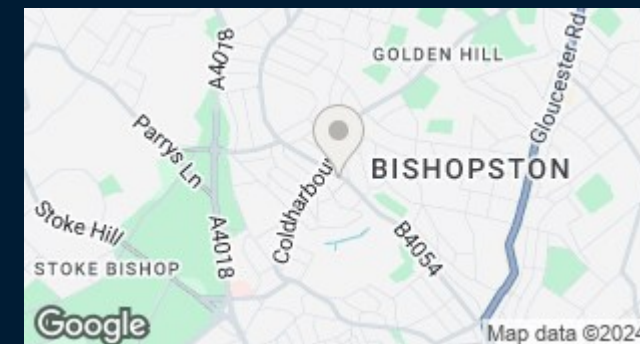
EPC Rating: B

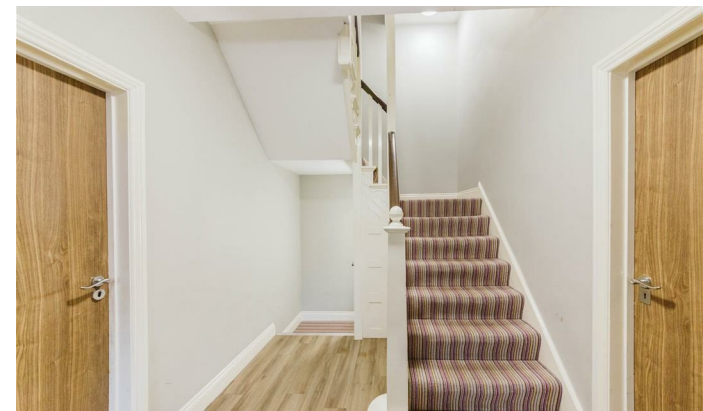
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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