







4 IVY LODGE WESTBURY HILL, WESTBURY ON TRYM BS9 3AT GUIDE PRICE £260,000

ACCOMMODATION

The main reception room enjoys a dual aspect with windows to both the front and rear. The rear-facing windows provide impressive far-reaching views, whilst the generous proportions allow plenty of space for sitting and dining areas.

The kitchen is fitted with a range of wall and base units, laminate worktops, integrated oven and hob, stainless steel sink and drainer, and space for a washing machine. An archway leads directly into the living/dining room.

There are two good-sized double bedrooms, both positioned to the rear and benefiting from far-reaching views. The principal bedroom also has built-in storage.

The bathroom is fitted with a three-piece white suite, with tiled walls, laminate flooring and a front-facing window.

GARAGE AND PARKING

A private single garage is included, measuring approximately 20' 2" x 7' 9", with an up-and-over door and space for a vehicle.

LOCATION

Situated in the heart of Westbury-on-Trym, the apartment is within easy reach of the village's shops, cafés and everyday amenities. Durdham Downs is also nearby, whilst good bus connections provide access to Bristol City Centre and surrounding areas.

The M4 and M5 motorway networks are also readily accessible, making this a convenient location for commuters.

LEASE INFORMATION

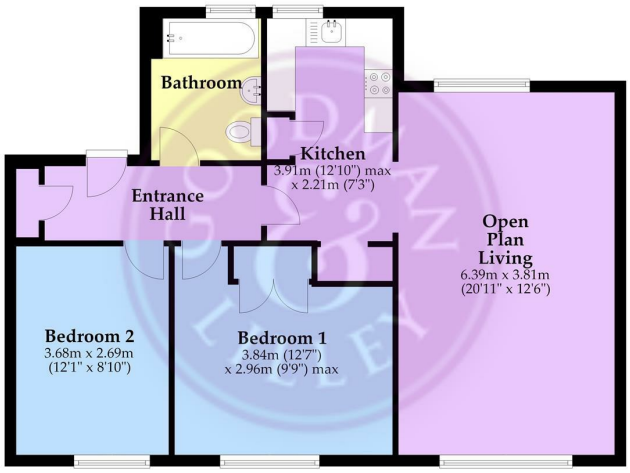
GROUND RENT
£25 per year

ANNUAL SERVICE CHARGE
£1867.5

LENGTH OF LEASE
950 years left

Floor Plan

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

GOODMAN & LILLEY

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- A good sized purpose-built top floor apartment
- Large dual aspect living/dining room
- Impressive far-reaching views to the rear
- Two double bedrooms
- Kitchen opening directly into the living space
- No onward chain

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY