GOODMAN & LILLEY

FIRST FLOOR, 18 ST. ALBANS ROAD

WESTBURY PARK
BS6 7SJ

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This is a characterful and elegant Victorian apartment offering excellent proportions, an enviable location and a particularly appealing blend of period charm and modern convenience. An early viewing is strongly recommended.

LOCATION

The apartment is superbly positioned within a popular and established residential setting, offering the best of both worlds — a peaceful community atmosphere while remaining exceptionally convenient for the vibrant amenities of Whiteladies Road, approximately 800 metres away.

A wonderful selection of independent shops and everyday amenities are within easy walking distance on North View and Henleaze High Street, including a traditional butcher, baker, fishmonger and Waitrose. For those who enjoy the outdoors, both Redland Green and the extensive open spaces of Durdham Downs are close at hand.

SUMMARY

The property has a wonderfully welcoming feel, with generous proportions, attractive sash windows and an abundance of natural light. At the heart of the apartment is an impressive bay-fronted sitting room, featuring a series of Victorian sash windows, period-style fireplace and bespoke-style fitted shelving and storage, creating a particularly attractive and relaxing principal reception room.

A separate kitchen/breakfast room provides a practical and stylish space, fitted with a range of contemporary wall and base units, integrated appliances and a large sash window overlooking gardens.

The accommodation is finished with two bedrooms and a bathroom to the rear of the building.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

ENTRANCE / HALLWAY

An entrance door from the street leads into the communal hallway, with a private door and stairs rising to the first floor and useful understairs storage for coats and shoes.

LANDING

An attractive split-level landing provides access to the principal rooms and bedrooms, together with access to a particularly useful loft storage area.

LIVING ROOMS

The outstanding sitting room is undoubtedly one of the highlights of the property, enjoying an impressive bay window with four Victorian sash windows, a further sash window, period-style fireplace and fitted shelving and storage.

The separate kitchen/breakfast room is well appointed with contemporary units, work surfaces, stainless steel sink, gas hob, electric double oven, extractor and integrated fridge and freezer, together with space and plumbing for a washing machine.

BEDROOMS

There are two well-proportioned double bedrooms. The principal bedroom enjoys a peaceful rear aspect with views over gardens, to the rear. The second double bedroom benefits from a side-facing sash window.

BATHROOM

A well-appointed bathroom features a panelled bath with electric shower, pedestal wash hand basin and WC, complemented by partially tiled walls, recessed lighting, extractor fan and an opaque side window.

2 BEDROOMS

TENURE - LEASEHOLD - SHARE OF FREEHOLD

1 RECEPTION ROOMS

IN ALL 868.00 SQ FT

1 BATHROOMS

COUNCIL TAX BAND - C

- Elegant Victorian First Floor Apartment
- Impressive Bay-Fronted Sitting Room
- Close to Amenities
- Two Generous Double Bedrooms
- Excellent Westbury Park/Redland Location
- Viewing Highly Recommended

GOODMAN & LILLEY

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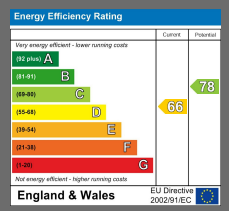

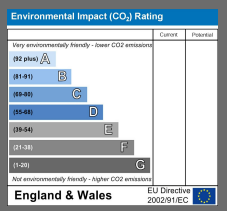

Opening hours vary slightly in each office

Mon to Fri - Usually 9am till 6pm

Saturday 9.00am–4.00pm