


MAGGS & ALLEN

# FIRST FLOOR FLAT, 1 BAYSWATER AVENUE

WESTBURY PARK, BRISTOL, BS6 7NS

£330,000

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Occupying the first floor of a most attractive Victorian building comes this well-proportioned, two-bedroom apartment. Boasting two double bedrooms, a large kitchen/diner and windows to three aspects, this property is sold with no onward chain.

## Approach
From Bayswater Avenue, an iron gate opens to a concrete pathway leading to an original front door. From here, a communal staircase ascends to the first floor landing, and in turn the front door of the property.

## Property Description
The front door gives way to a generous, central entrance hall providing access to the principal rooms.

The sitting room is a bright, sizeable space offering high ceilings, wooden flooring and three uPVC sash windows to the front elevation - allowing for natural light to flood the space throughout the day. Bedroom 2 is located off the sitting room.

Towards the other end of the property sits a large kitchen/dining room, with tiled floors, ample space for a dining table and a sash window providing pleasant, westerly-facing views of Bayswater Road. The kitchen itself comprises a range of matching solid wood base and wall-mounted units with quartz worktops. Integrated appliances include an electric oven and grill, a gas hob with extractor and undermount sink with draining grooves. Further space is available for a free-standing fridge/freezer and washing machine.

The main bedroom is accessed off the kitchen/diner, and is a bright, well-sized double. The second bedroom is similar in proportion, and encompasses a large storage cupboard.

Completing the accommodation is a contemporary three-piece shower room comprising a toilet, sink and shower cubicle. Two sash windows make the most of its southerly-facing aspect, as the space remains well-lit throughout the day.

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

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, Little French and Lavender.

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 major transport links.

## Schools
Westbury Park School - 0.03 miles
Redland Green School - 0.41 miles
St Bonaventure's Catholic Primary School - 0.55 miles
Henleaze Infant & Junior Schools - 0.57 miles

## Lease Information
We understand there are 964 years remaining on the current lease, with an annual ground rent of £15.

We understand there is an annual service charge of £2400.

Please note these figures should be checked by your legal advisor.

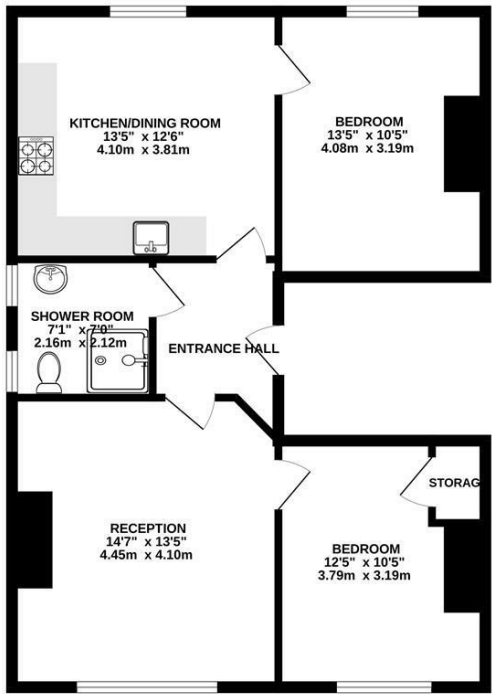
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.







FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.




TOTAL FLOOR AREA : 703 sq.ft. (65.3 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 well-proportioned, two double bedroom apartment
- Occupying the first floor of a beautiful Victorian building
- Generous living space, plus a separate kitchen/diner
- Contemporary three-piece shower room
- An abundance of natural light throughout, with windows to three aspects
- Located on a pretty, tree-lined road close to Coldharbour Road and Henleaze
- Offered to the market with no onward chain

**Guide Price:** £330,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

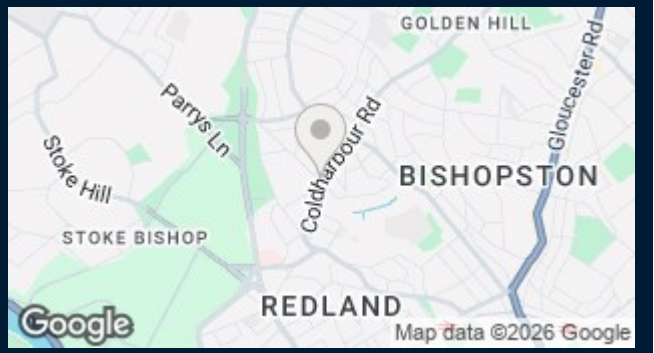
**EPC Rating:** D

**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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