



MAGGS  
& ALLEN

FIRST FLOOR FLAT, 8 DOWNS PARK WEST  
WESTBURY PARK, BRISTOL, BS6 7QJ  
£475,000

A well-balanced two-bedroom first floor flat located on one of Bristol's premier addresses, occupying the first floor of a handsome Edwardian building. Measuring approx. 918 sq.ft. and offering allocated off-street parking. Offered to the market with no onward chain.

## Vendors' Comments

"Our tenants have all commented on how much they enjoy living in the property. They particularly mention the bright and light aspect of the flat and the spacious rooms. They have enjoyed living on a quiet residential street, but with the convenience of the local amenities, including Waitrose, coffee shops and independent shops. The Downs are a short walk from the flat, which our tenants have particularly enjoyed. The private off-street parking has been a significant advantage."

## Summary

Entering the building through the original faux double door entrance, you will be greeted by a welcoming communal hallway that has been recently redecorated and recarpeted making for a pleasant introduction to the property.

Located to the first floor, one of the standout features of the flat is the bay-fronted lounge. The large bay features sash windows and the westerly aspect ensures a light-filled room through much of the day. Further features retained are the original feature fireplace and ceiling rose. From here is a double door access to the kitchen/breakfast room. A range of matching base and wall-mounted units are fitted, along with solid wood worktops, a stainless steel sink with drainer, integrated electric hob, integrated oven, washing machine, dishwasher and fridge-freezer.

The master bedroom comfortably accommodates a double bed, and as well as offering a pleasant rear-facing outlook, benefits from a walk-in wardrobe. Adjacent, bedroom 2 is also a double room offering a similar outlook of the rear garden.

Completing the flat is a generously-sized bathroom comprising a five-piece suite consisting of a walk-in shower enclosure, bidet, WC basin and freestanding bath.

Externally, there is an allocated off-street parking space that forms part of a car port accessible from Downs Park East. From here there is rear access through a small section of communal garden that leads to the building entrance.

## Lease Information

We understand the property is leasehold.  
We understand there are 962 years remaining on the lease.  
We understand there is no Ground Rent.  
We understand there is no Service Charge.  
This information should be checked by your legal advisor.

## Location

Amongst Bristol's most desirable areas to live, Westbury Park is a most charming residential neighbourhood. Bordering the Downs, it is known for its blend of Victorian, Edwardian and 1930s properties and family-friendly atmosphere.

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

Green spaces on its doorstep include Redland Green and the expansive Downs, making it a popular spot for many.

In terms of schooling, Westbury Park Primary School and Redland Green Secondary School are very well regarded, with many families moving to the area specifically to be in the catchment areas.

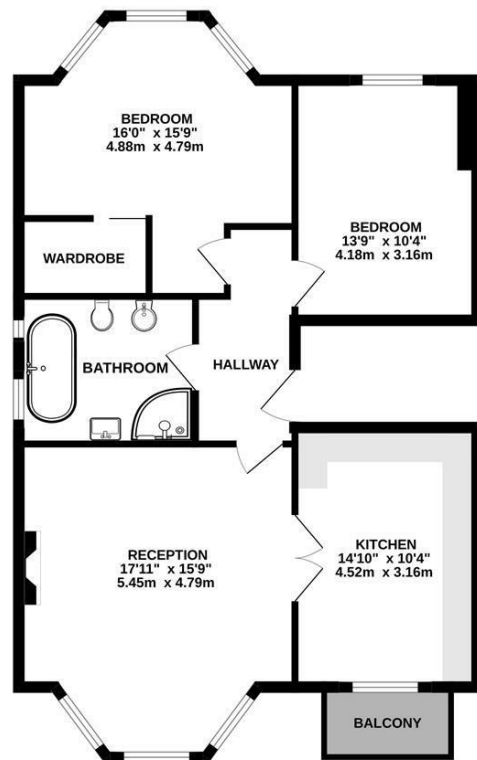
## Schools

Westbury Park School - Distance: 0.25 miles  
Badminton School - Distance: 0.42 miles  
Elmlea Junior School - Distance: 0.47 miles  
Henleaze Junior School - Distance: 0.53 miles  
Redland Green School - Distance: 0.67 miles

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

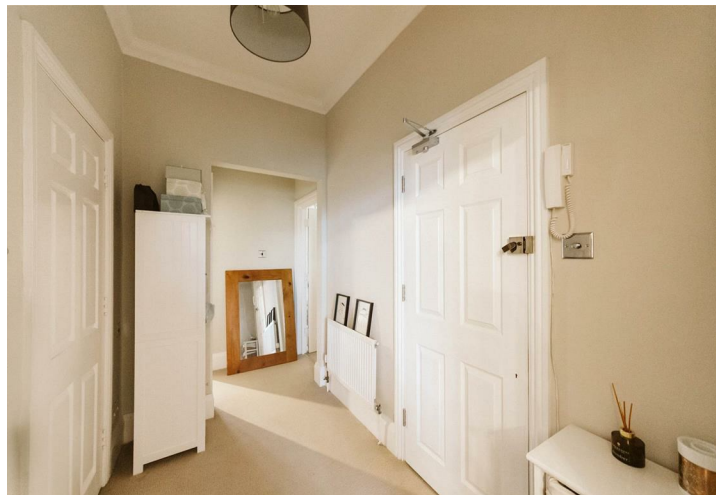


**1ST FLOOR**  
918 sq.ft. (85.3 sq.m.) approx.



**TOTAL FLOOR AREA : 918 sq.ft. (85.3 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-balanced flat located on one of Bristol's premier addresses
- Occupying the first floor of a handsome Edwardian building
- Measuring approx. 918 sq.ft.
- Allocated parking space to rear
- Close to the shops, cafes and restaurants of North View
- Open green space of the Downs moments away
- Two double bedrooms
- Bay-windowed reception room with separate kitchen/breakfast room
- Large five-piece bathroom
- Offered with no onward chain

**Guide Price:** £475,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

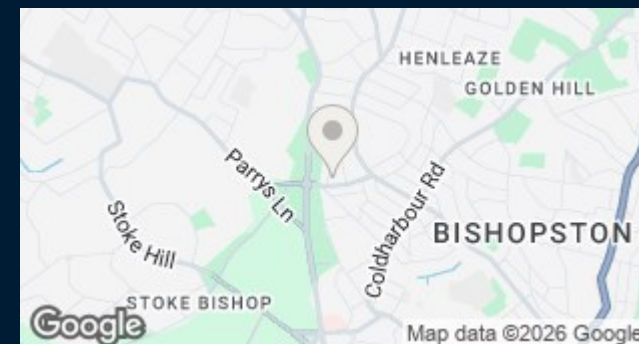
**EPC Rating:** C

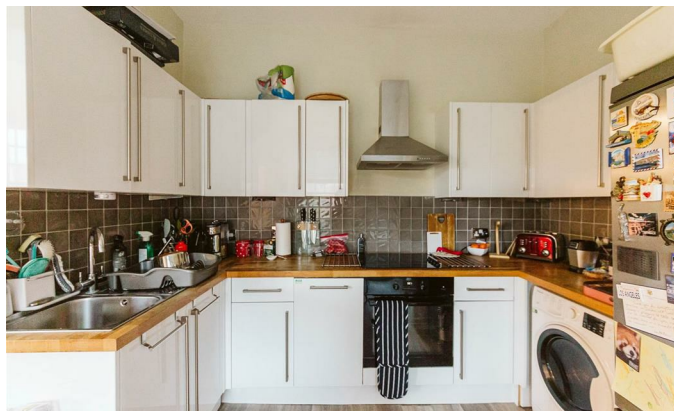
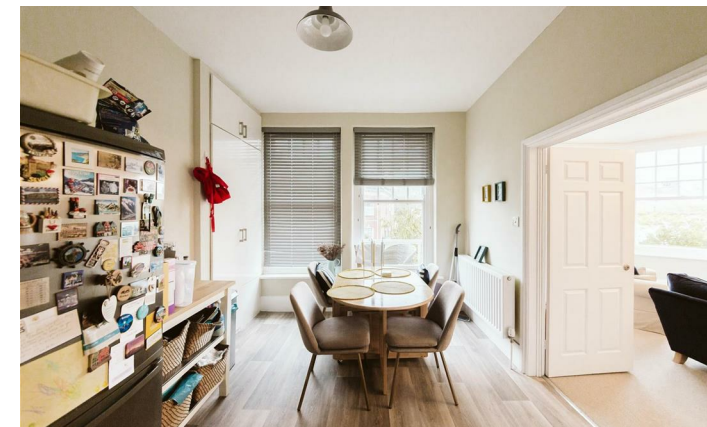
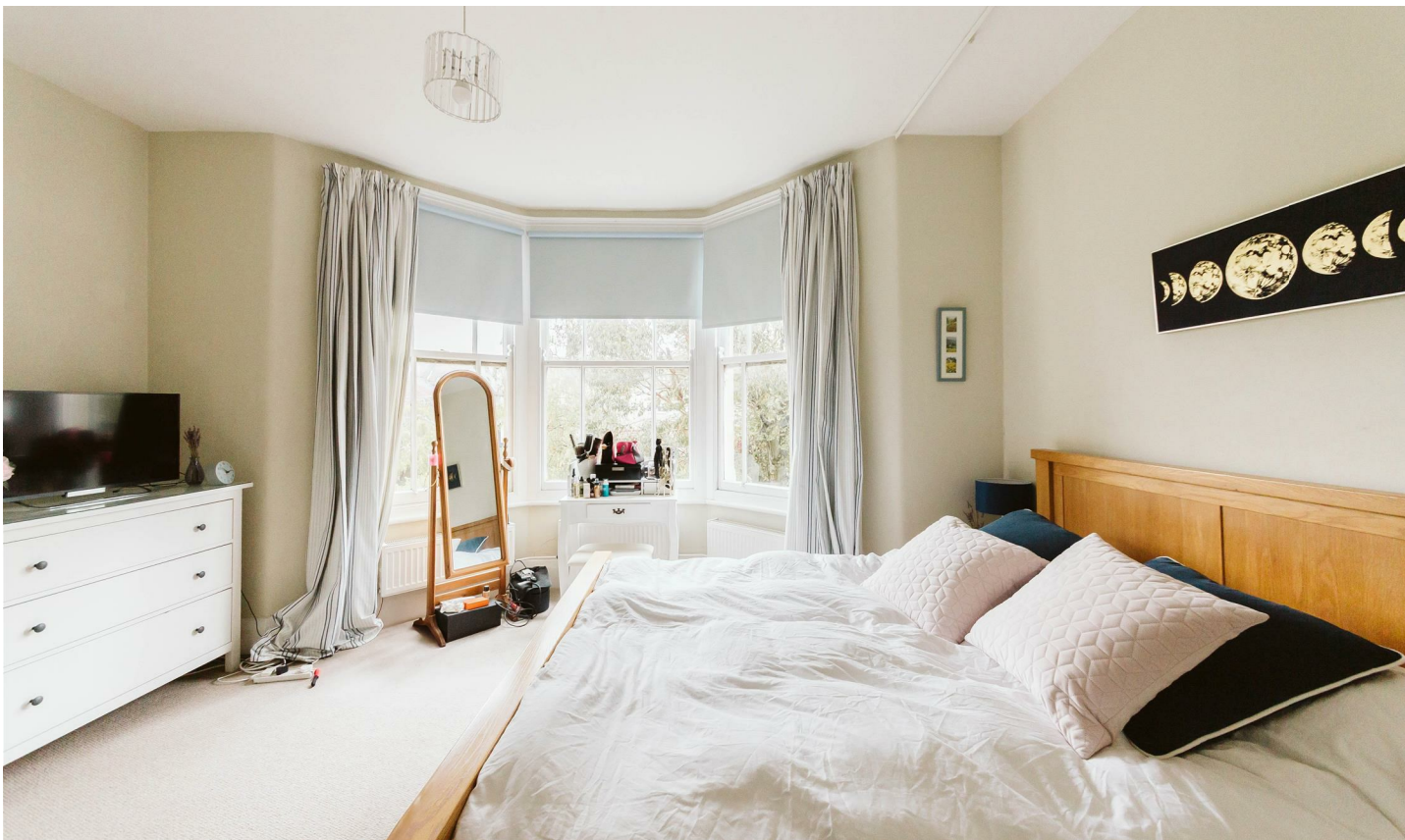
**Local Authority:** Bristol City Council

**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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