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6 DOWNS PARK WEST  
WESTBURY PARK, BRISTOL, BS6 7QJ  
Guide Price £585,000

Situated on one of Bristol's most prestigious roads, with the Downs and North View in close proximity, comes this superb two-bedroom garden flat. Further benefitting from a secure garage to rear, the property is offered to the market with no onward chain.

## Internally

Benefitting from its own private entrance, an original, double front door gives way to a wide (almost 2m in width) entrance hall with high ceilings, wall sconces and coving. From here, access is available to the principal rooms.

The lounge sits at the front of the property, and offers a wealth of stunning art deco original features; notably the coving, picture rails, architrave and sash windows. The bay is particularly impressive, offering sizeable proportions and allowing natural light to fill the room throughout the day.

A separate kitchen/dining room is another well-proportioned space; comprising a range of base and wall-mounted units with solid wood fronts, black granite-effect worktops and a fitted breakfast bar. Integrated appliances include an electric oven and grill, five ring gas hob with extractor, and a ceramic sink with drainer. The space further provides ample room for a dining table, and enjoys a wealth of sunlight from a large sash window overlooking the garden.

Off the kitchen, you will find a useful utility room offering space for a free-standing fridge/freezer, washing machine and tumble dryer. Wall-mounted units offer further storage space, and an external door provides level access to the garden. An internal door opens to a sleek, fully-tiled shower room encompassing a toilet, sink and large walk-in shower.

The main bedroom, located to the rear of the property, boasts generous proportions, picture rails, ornate coving, fitted wardrobes and a large bay window with a set of double doors opening to the garden. The room is served by a modern en-suite shower room comprising a toilet, sink and large walk-in shower.

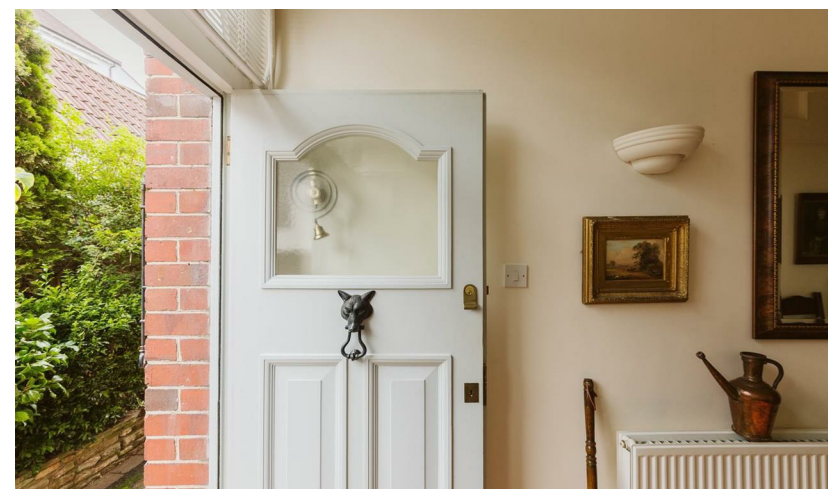
Completing the accommodation is a well-sized second double bedroom encompassing built-in wardrobes and two large sash windows overlooking the front garden.

## Externally

From Downs Park West, an iron gate gives way to a large, private front garden area which is primarily laid to patio slabs with a range of well-manicured shrubs screening the space from the road.

A side access pathway leads to the private entrance, and further towards the rear courtyard garden. Entirely laid to patio, the space is ideal for al fresco dining and entertaining.

Further, the property benefits from a private single garage, accessed via a lane from Downs Park East.



## 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: 0.54 miles  
Redland Green School - Distance: 0.68 miles

## Lease Information

We understand the flat is leasehold.

We understand there are 961 years remaining on the current lease.

We understand there is an annual service charge of £1,020, plus an annual ground rent of £10.50.

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

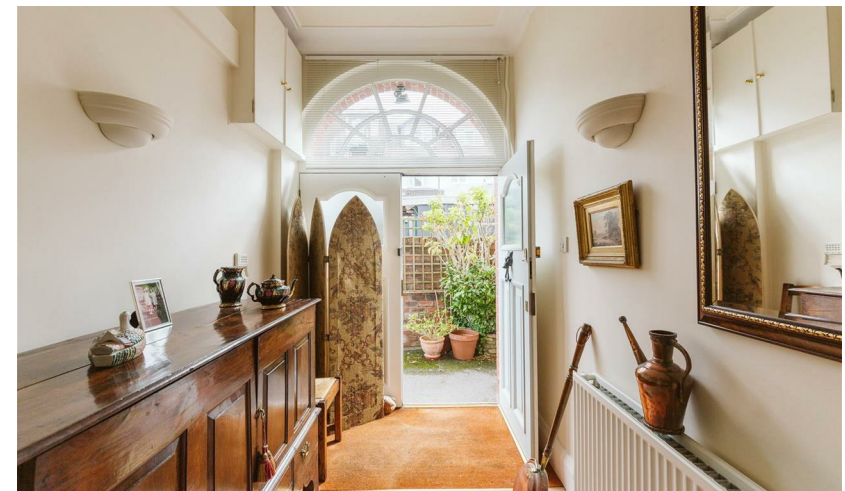
## Location

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. This property is situated within close proximity to Waitrose and the cinema, plus excellent transport links to the City Centre and Cribbs Causeway

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

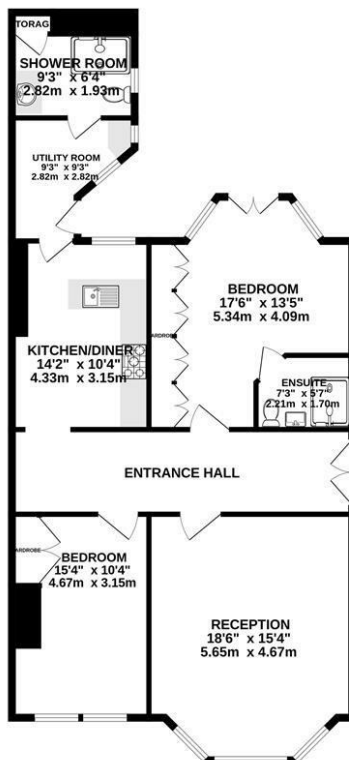
In terms of schooling, Westbury Park Primary School and Redland Green Secondary School are very well regarded, with many families moving to the area specifically to be in the catchment areas.



GARAGE  
185 sq.ft. (17.2 sq.m.) approx.



GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- Two-bedroom garden flat
- Prestigious address near the Downs, North View and Henleaze high street
- Secure garage to rear
- Wonderful reception room with gorgeous features and classic proportions
- A light-filled property
- Two double bedrooms
- Two bathrooms
- Utility room
- Situated within close proximity to Waitrose and the cinema, plus excellent transport links to the City Centre and Cribbs Causeway
- Offered with no onward chain

**Guide Price:** £585,000

**Tenure:** Leasehold

**Council Tax Band:** C

**EPC Rating:**

**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.

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