



Hall Floor Flat, Flat 3, 168 Westbury Road
Guide Price £315,000

RICHARD
HARDING

Hall Floor Flat, Flat 3, 168 Westbury Road

Westbury on Trym, Bristol, BS9 3AH

RICHARD
HARDING

A rather special and unique 1 double bedroom hall floor apartment of circa 635 sq. ft. with exceptional open plan kitchen/dining/sitting room, tall ceilings, period detailing combined with contemporary fittings and off street parking space.

Key Features

- Located high up on the central side of Westbury on Trym providing easy access to the shops, cafes and amenities of both Westbury on Trym and Henleaze, also within close proximity of Durdham Downs and incredibly handy for bus connections to central areas.
- **Accommodation:** entrance hallway, open plan kitchen/dining/sitting room, bedroom and bathroom/wc.
- An exceptionally well presented and spacious hall floor apartment with pleasant outlook to the rear, ideal for many - not at least for first time buyers.
- Gas central heating and double glazed windows.

ACCOMMODATION

APPROACH: proceed up the pathway, where the entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE HALLWAY: via double glazed door. The private entrance door to the flat can be found on the right hand side, numbered 3.

ENTRANCE HALLWAY: via wooden front door with obscured glazed panel. Tall ceilings with inset ceiling downlighters, high level storage, cast iron radiator, telephone point, oak flooring. Doors radiate to open plan kitchen/dining/sitting room, bedroom and bathroom/wc.

OPEN PLAN KITCHEN/DINING/SITTING ROOM: (19'9" x 15'8") (6.02m x 4.78m) measured as one, but described separately as follows:-

Kitchen: fitted with a matching range of gloss wall, base and drawer units with solid oak worktop over. Stainless steel sink with drainer unit to side and mixer tap over. Integrated oven with 4 ring gas hob over. Integrated fridge/freezer. Space for washing machine, tiled surrounds.

Sitting/Dining Area: ample space for sofas and dining room table & chairs, two large double glazed windows overlooking front elevation with working shutters, tall ceilings with ceiling rose, ceiling light point, cornicing, picture rail, two cast iron radiators, telephone point, tv point, tall moulded skirting boards, oak flooring throughout.

BEDROOM: (15'11" x 10'6") (4.85m x 3.20m) a double bedroom with tall ceilings, ceiling light point, ceiling rose and cornicing, picture rail, cast iron radiator, tall moulded skirting boards, double glazed French doors leading out onto balcony.

BATHROOM/WC: a modern white bathroom suite comprising of low level wc, wash hand basin set on vanity unit, panelled bath with waterfall shower and detachable hand shower over, tiled walls, chrome towel radiator, tiled flooring with underfloor heating, inset ceiling downlighters and extractor fan.





OUTSIDE

PARKING SPACE: located at the rear via Southfield Road, parking for one vehicle.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 6 April 1974. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

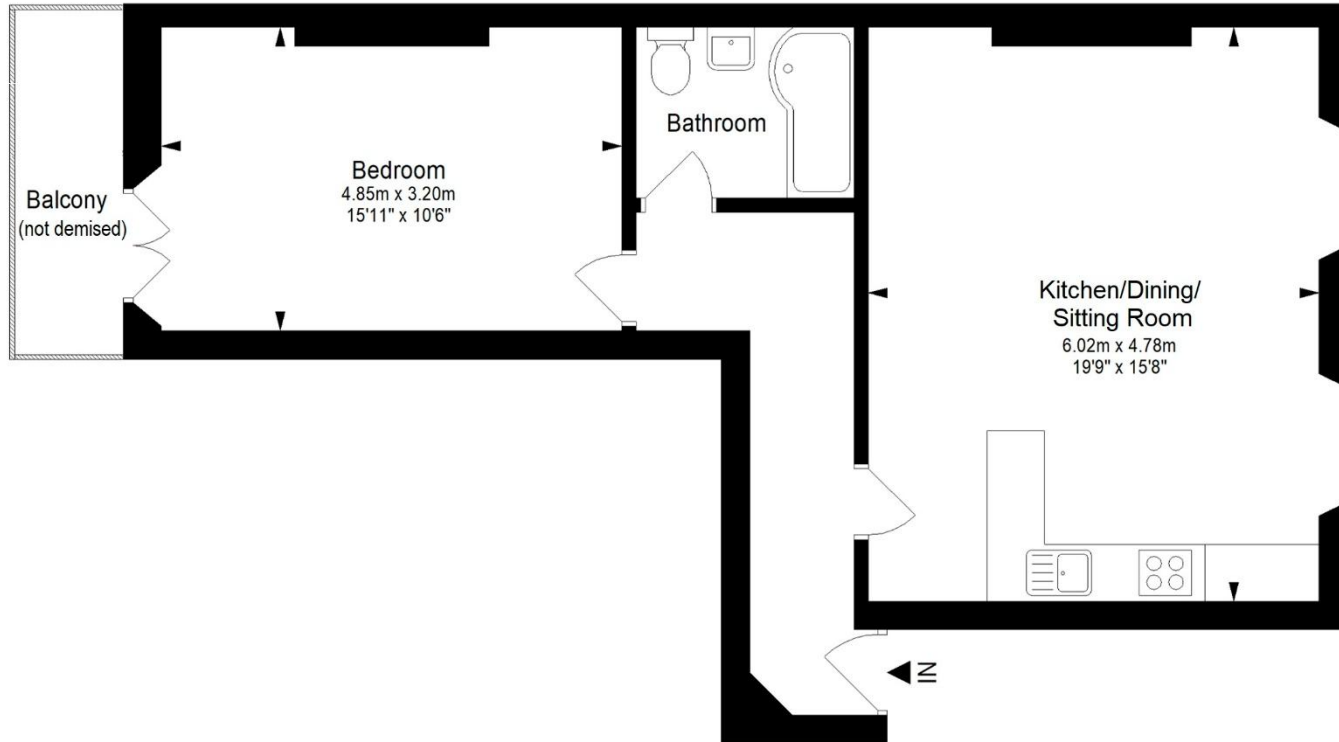
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Ground Floor Flat, Westbury Road, Westbury on Trym, BS9 3AH

Total Approximate Gross Internal Area = 59.0 sq m/ 635.1 sq ft
(Excludes Balcony)



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print