MAGGS & ALLEN

5C, CAIRNS COURT, CAIRNS ROAD

WESTBURY PARK, BRISTOL, BS6 7TL

£265,000

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A well-proportioned two-bedroom second floor apartment with garage, located in a superb spot in a desirable location. Offered with no onward chain.

Summary

The entrance hall is well lit as a result of a window and obscured glazed doors, is large enough to house a shoe rack and coat hooks, and is fitted with wooden flooring that runs through the apartment. The reception room benefits from its south-westerly aspect, which floods the room with plentiful natural light through a large double glazed window. From here you will find the kitchen; fitted with a range of base and wall-mounted units, wood effect worktops, sink with drainer, and integrated appliances including a gas hob, electric oven and grill, and fridge/freezer.

The master bedroom is a very comfortable double room, while bedroom two is a smaller double room. Also located off the hallway is a handy storage cupboard, and a three-piece bathroom comprised of a sink with vanity unit, WC and shower-over bath with tiled walls.

Externally are well-maintained communal grounds, and a secure private garage which is located to the rear of the building.

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.

Important Information

We understand the property is Leasehold with approximately 940 years remaining on the lease.

We understand the Service Charge is £1400 per annum.

We understand there is no Ground Rent payable.

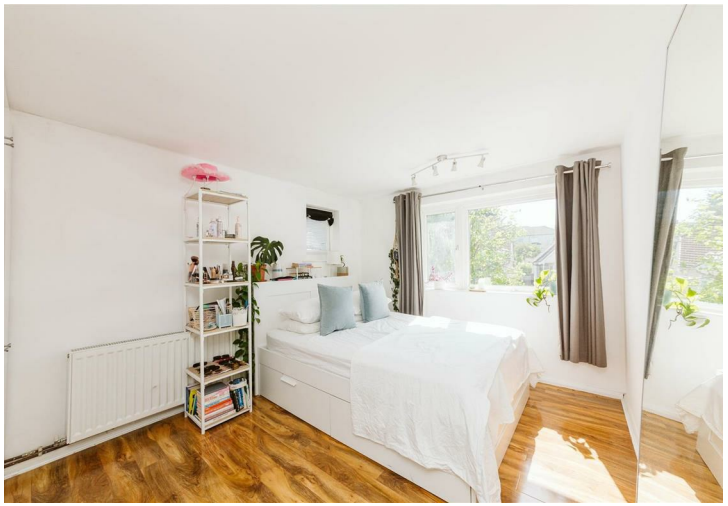
We understand there is approx. £21,000 in the sink fund at time of writing.

This information should be checked by your legal advisor.

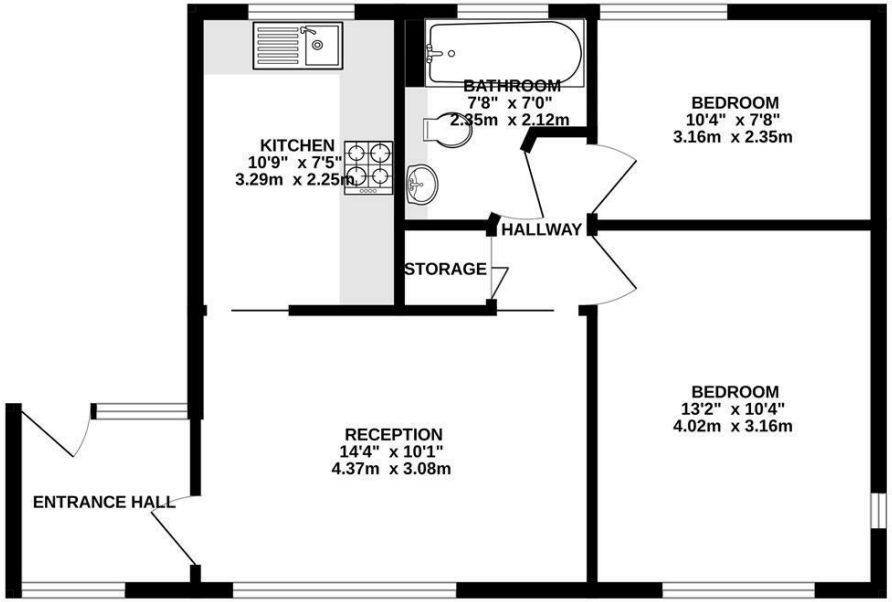
Schools

St Bonaventure's Catholic Primary School - Distance: 0.25 miles
Henleaze Junior School - Distance: 0.35 miles
Westbury Park School - Distance: 0.35 miles
Redland Green School - Distance: 0.42 miles

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



SECOND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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- Offered with no onward chain
- Two bedrooms
- Well-maintained
- Private garage
- Excellent location close to shops, schools and public transport links
- Light and bright apartment
- Ideal first time buy or investment

Guide Price: £265,000

Tenure: Leasehold

Council Tax Band: B

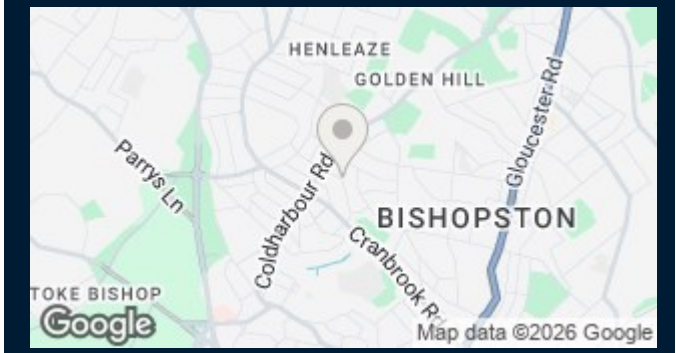
EPC Rating: D

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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