



**Connells**

Chesterfield House Henbury Road  
Henbury Bristol

# Chesterfield House Henbury Road Henbury Bristol BS10 7AA

for sale offers in excess of  
**£325,000**



## Property Description

At Connells we welcome you to this no chain, share of freehold, first floor flat on Henbury Road. With three bedrooms, a balcony looking onto Blaise castle and a garage with a parking space, this property makes the perfect purchase for first time buyers, downsizers and investors alike.

Internally the property offers a bright living area, generous kitchen space, a four peice bathroom, three well-proportioned bedrooms and with double glazed windows boasting natural light. Sitting at 90 Sq. meters this flat will comfortably suite your family and home needs.

Externally the property benefits from a garage, designated parking space and front and rear communal garden. With easy access travel links and public transport. You are also a stones throw away from the shops, restruants and ammenities of Westbury village and Blaise Castle.

Share of Freehold

## Entrance Porch

### Living Room

15' 5" x 13' 8" ( 4.70m x 4.17m )

### Kitchen

12' 8" x 7' 7" ( 3.86m x 2.31m )

### Bedroom 1

15' 9" MAX x 10' 8" MAX ( 4.80m MAX x 3.25m MAX )

### Bedroom 2

14' 6" MAX x 8' 10" MAX ( 4.42m MAX x 2.69m MAX )

### Bedroom 3

9' 10" x 8' 6" ( 3.00m x 2.59m )

### Balcony

### Garage









Total floor area 110.6 m<sup>2</sup> (1,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: C Council Tax Band: C

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT309550](http://connells.co.uk/Property/WOT309550)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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