



MAGGS
& ALLEN

4B CAIRNS COURT CAIRNS ROAD
WESTBURY PARK, BRISTOL, BS6 7TL
£265,000

A recently-modernised two-bedroom first floor apartment with private garage, located in a sought-after road in Westbury Park. Bright and airy throughout, this property comes with the added benefit of no onward chain.

Property Description

From Cairns Road, a communal door with intercom system gives way to an entrance hall, with stairs rising to the first floor.

Upon entry, you are greeted by a bright entrance hall providing storage for coats and shoes. From here, you will find a spacious reception room with newly-fitted carpets that run throughout the apartment. Benefitting from a south-westerly facing aspect, the space is flooded with light throughout the day, and provides ample room for a living area and dining table.

The kitchen is located off the reception room, and comprises a range of base and wall-mounted units with white gloss fronts, solid wood worktops and tiled splashbacks. Integrated appliances include an electric oven, electric hob with extractor and stainless steel sink, with further space available for a freestanding washing machine, fridge, freezer or dishwasher.

The main 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 shower room encompassing a pedestal sink, toilet and a large walk-in shower.

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.

Lease Information

We understand the property is Leasehold with approximately 936 years remaining on the lease.

We understand the Service Charge is £1479 per annum.

We understand there is no Ground Rent payable.

We understand there is approx. £23,000 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

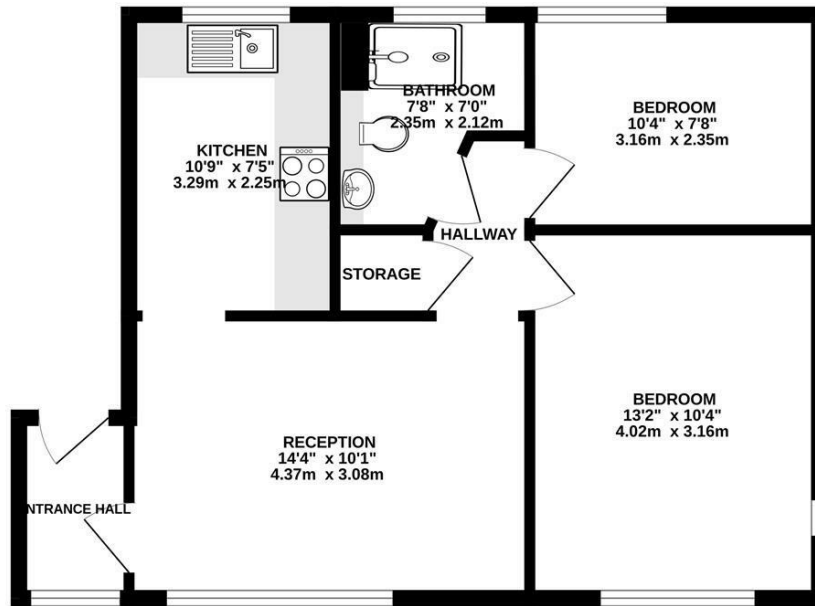
Westbury Park School - Distance: 0.35 miles

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.](#)



FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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 is given as to their operability or efficiency can be given.
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- A recently-modernised first floor apartment
- Two generous double bedrooms
- Light-filled reception room with ample space for living and dining
- Separate modern kitchen with integrated appliances
- Contemporary shower room
- Private, secure garage
- Located on a desirable road in Westbury Park
- Offered to the market with no onward chain

Guide Price: £265,000

Tenure: Leasehold

Council Tax Band: B

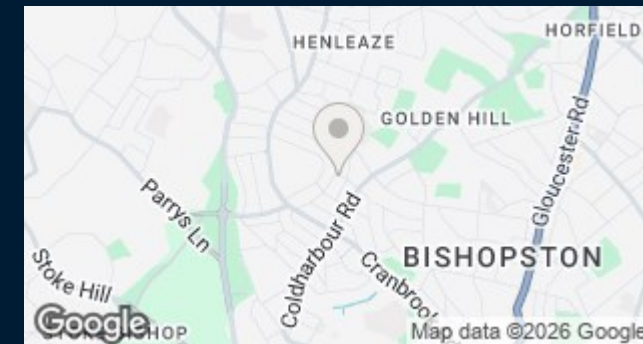
EPC Rating: C

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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