MAGGS & ALLEN

FLAT 12, TUSCANY HOUSE DURDHAM PARK

WESTBURY PARK, BRISTOL, BS6 6XA

£325,000

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Flat 12, Tuscany House Durdham Park, Westbury Park, Bristol, BS6 6XA

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Situated within a most attractive Grade II listed Georgian building comes this beautifully presented two-bedroom apartment. Located on the first floor, the property boasts generous accommodation, communal gardens, period features and a garage. Offered to the market with no onward chain.

Approach

An original front door with intercom system gives way to the communal hallway, with a staircase rising to the first floor landing, and in turn the door to Flat 12.

Accommodation

Upon entry, you are greeted by a wide hallway with built-in storage, providing access to the accommodation.

The living/dining room sits at the rear of the property, and provides ample space for both a lounge area and dining table. Brimming with natural light, the space benefits from high ceilings, a feature fireplace surround, and a large sash window providing attractive views of the leafy communal gardens.

Adjacent is the kitchen; comprising a range of base and wall-mounted units with solid wood fronts, black quartz-effect worktops and a breakfast bar. Integrated appliances include an electric oven, gas hob and stainless steel sink, whilst space is available for a free-standing fridge/freezer, washing machine and dishwasher.

The main bedroom is a sizeable double, boasting a range of fitted wardrobes and a large sash window allowing light to flood the space. The second bedroom is also a well-sized double, and makes for an ideal home office or guest room.

Completing the accommodation is a three piece family bathroom encompassing a toilet, sink with vanity unit and bath with shower over.

Externally

Tuscany House sits centrally within beautifully-maintained communal gardens, and is located just a stone's throw from The Downs.

The property also comes with a private garage, providing off-street parking or useful storage space.

Location

Situated in the highly sought-after and quiet Durdham Park, this location offers direct access to 400 acres of the Durdham Downs. Enjoy superb convenience with Blackboy Hill/Whiteladies Road amenities and Waitrose both under a half-mile away. A regular bus service is also readily accessible.

Lease Information

We understand there are 954 years remaining on the lease.

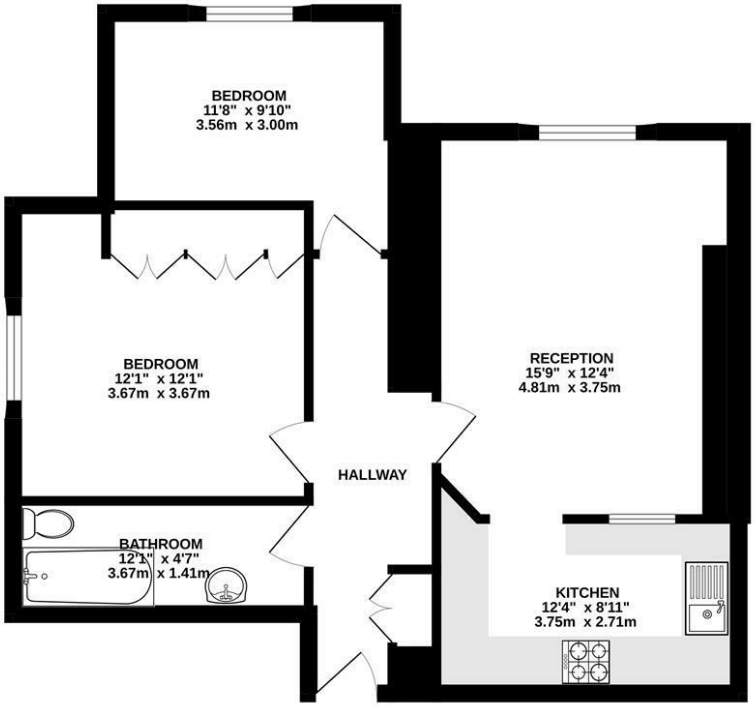
We understand there is an annual service charge of £4,568, which is reviewed annually.

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

Schools

St Johns CofE Primary School - 0.29 miles
Westbury Park School - 0.3 miles
Redland Green School - 0.4 miles
St Bonaventure's Catholic Primary School - 0.76 miles

FIRST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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- A beautifully-presented two double bedroom apartment
- Situated on the first floor of a handsome Grade II listed building
- Neutral décor, high ceilings and bright accommodation throughout
- Generous living space, plus a separate kitchen
- Three-piece family bathroom
- Well-maintained communal gardens
- Allocated single garage
- Located next to The Downs, within close proximity to Whiteladies Road
- Offered to the market with no onward chain

Guide Price: £325,000

Tenure: Freehold

Council Tax Band: D

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.

MAGGS & ALLEN

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