



MAGGS
& ALLEN

FLAT 9, CHESTERFIELD HOUSE 123 HENBURY ROAD

HENBURY, BRISTOL, BS10 7AA

£300,000

A substantial (approx. 988sqft) first floor apartment forming part of a well-regarded development in Henbury. Boasting three double bedrooms, open-plan living, garage, parking, and a large balcony overlooking the Blaise Castle Estate. Offered to the market with no onward chain.

Property Description

Upon entry, you are greeted by a generous entrance hall with a large storage cupboard - ideal for storing coats and shoes.

This gives way to an internal hallway with storage cupboard, which is open to a bright, open-plan living/dining area with floor-to-ceiling windows and glass sliding doors opening to the private balcony. Benefitting from attractive rural views of the neighbouring Blaise Castle Estate, the balcony feels incredibly private and offers a westerly-facing aspect - enjoying afternoon and evening sunlight.

The kitchen is adjacent to the living space, and comprises a range of base and wall-mounted units with granite-effect worktops. Integrated appliances include an electric oven and grill, electric hob with extractor, and stainless steel sink. Freestanding space is available for a washing machine, dishwasher and fridge/freezer.

The property benefits from three sizeable bedrooms; Bedrooms 1 & 2 are both generous doubles, with built-in wardrobes and floor-to-ceiling windows. The third bedrooms is a small double, and would make for an ideal home office or study.

Completing the accommodation is a sleek, four-piece bathroom encompassing a toilet, sink, large bath and shower cubicle.

Externally, the building sits within beautifully-maintained communal gardens, with washing lines available for drying clothes. The property also comes with a private garage and off-street parking.

Location

An excellent and convenient location very close to the Blaise Castle Estate, which itself is steeped with over 5,000 years of history. Within the vicinity are health clubs and popular schools plus the property is moments away from The Mall at Cribbs Causeway - as well as providing excellent access to the M5 (2.1 miles) and Bristol Parkway (4.9 miles) station which provides regular train services to London. There is also convenient access to well-regarded local pubs in Hallen and Blaise and also convenient access for the village of Westbury on Trym along with open countryside

Lease Information

We understand the property is leasehold, with a share of freehold.

We understand there are 947 years remaining on the lease.

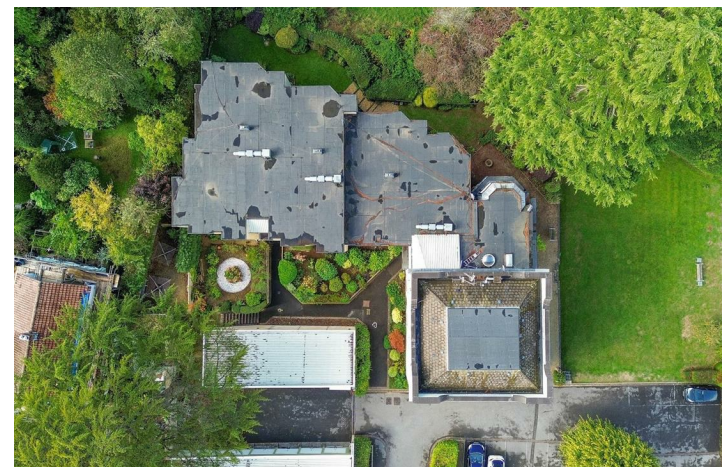
We understand there is an annual service charge of £3,000, plus an annual ground rent of £20.

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

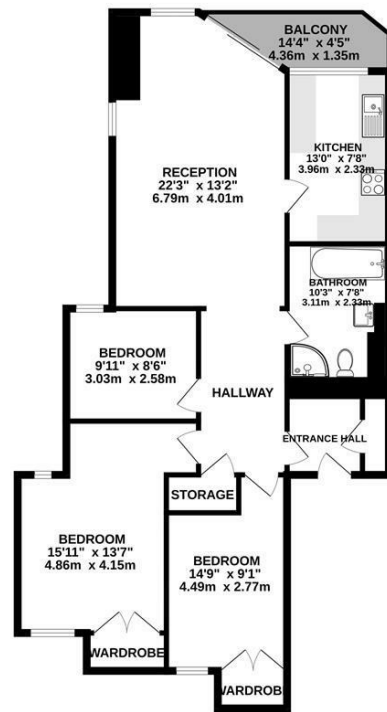
Schools

Blaise Primary and Nursery School approx 0.64km
Henbury Court Primary Academy approx 0.89km
Bristol Free School approx 0.86km

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
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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.
Made with Metropix 02026

- A substantial (approx. 988sqft) first floor apartment
- Three generous bedrooms
- Bright, open-plan living space with floor-to-ceiling windows
- Separate kitchen
- Modern four-piece bathroom
- Private, westerly-facing balcony with woodland views
- Located within a popular development backing onto the Blaise Castle Estate
- Offered to the market with no onward chain

Guide Price: £300,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

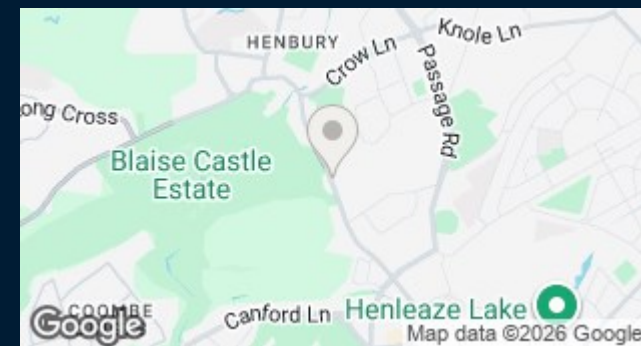
EPC Rating: C

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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