



24 Greenacres, Rayleigh Road  
Guide Price £300,000

RICHARD  
HARDING



# 24 Greenacres, Rayleigh Road

Westbury-on-Trym, Bristol, BS9 2AX

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A bright and well-presented three bedroom purpose built apartment enjoying a south-easterly facing balcony, a garage and lovely views over communal gardens and neighbouring allotments.

## Key Features

- Situated in a peaceful and well regarded location in Westbury-on-Trym & bordering Stoke Bishop, within easy reach of the local shops of Stoke Lane, bus connections and the green open spaces of Canford Park, Durdham Downs and Blaize Castle Estate.
- **Accommodation:** entrance vestibule with useful built in storage cupboards, central hallway, open plan living/dining room with access out onto a sunny balcony, separate kitchen, three good size bedrooms (two which benefit from built in wardrobes) and bathroom/wc.
- A good sized (over 800 sq. ft.) apartment set in well-kept lawned communal grounds in a peaceful yet convenient location.
- Offered to the market with Share of Freehold.
- Garage and parking.





## ACCOMMODATION

**APPROACH:** the property is approached from the car park where paved pathway leads through the communal grounds to the right-hand side where the communal entrance can be found in the furthest block on the right. Via communal hall staircase rising to the second floor level where the private entrance to flat 24 can be found on the right-hand side.

**ENTRANCE VESTIBULE:** generous built in storage cupboards, also housing the fuse box for electrics. Part glazed door leading through to the entrance hallway.

**ENTRANCE HALLWAY:** a central entrance hallway with doors leading off to open plan sitting/dining room, all bedrooms and bathroom/wc.

**SITTING/DINING ROOM:** measured and described separately as follows:

**Sitting Room:** (19'3" x 12'2") (5.86m x 3.70m) a lovely bright south-easterly facing room with ample space for seating, underfloor heating, two ceiling lights point and door leading to balcony.

**Dining Room:** (9'3" x 7'11") (2.81m x 2.40m) south-easterly orientation to the rear with ample space for dining furniture and central ceiling light point.

**KITCHEN:** (12'3" x 7'3") (3.73m x 2.20m) comprising base and eye level units with roll edged work surface over and plenty of space for white goods such as washing machine, dryer, dishwasher and fridge/freezer. Integrated appliances including an electric cooker and 4-ring electric hob with cooker hood over. The kitchen also has double glazed window overlooking the balcony.

**BALCONY:** (5'9" x 5'8") (1.74m x 1.72m) a south-easterly facing balcony overlooking lawned communal gardens providing a peaceful and sunny outdoor space.

**BEDROOM 1:** (13'8" x 9'10") (4.17m x 3.00m) a good sized double bedroom with built in wardrobes, large double glazed windows to front offering a lovely outlook, central ceiling light point and wall storage heater.

**BEDROOM 2:** (13'8" x 8'10") (4.17m x 2.70m) a double bedroom with built in wardrobes and double glazed windows to front offering a similar outlook as bedroom 1.

**BEDROOM 3:** (10'5" x 6'6") (3.18m x 1.98m) double glazed windows to front elevation offering a similar outlook to both other bedrooms, central ceiling light point. Makes a perfect guest room or work from home space.

**BATHROOM/WC:** double glazed window to side elevation, white suite comprising low level wc, pedestal wash hand basin with hot and cold taps, wood panelled bath with electric shower over, part tiled walls, central ceiling light and heated towel radiator.



## OUTSIDE

**COMMUNAL GROUNDS:** the property has lovely level lawned communal gardens as well as its own private balcony.

**GARAGE & VISITORS PARKING: (17'7" x 8'2") (5.36m x 2.48m)** the property has the benefit of a single garage in a block and there are parking spaces at the front of the development for residents and visitors available on a first come first serve basis.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 25.3.1965. We also understand the property holds a Share of the Freehold for the building. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £183.53. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### **PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



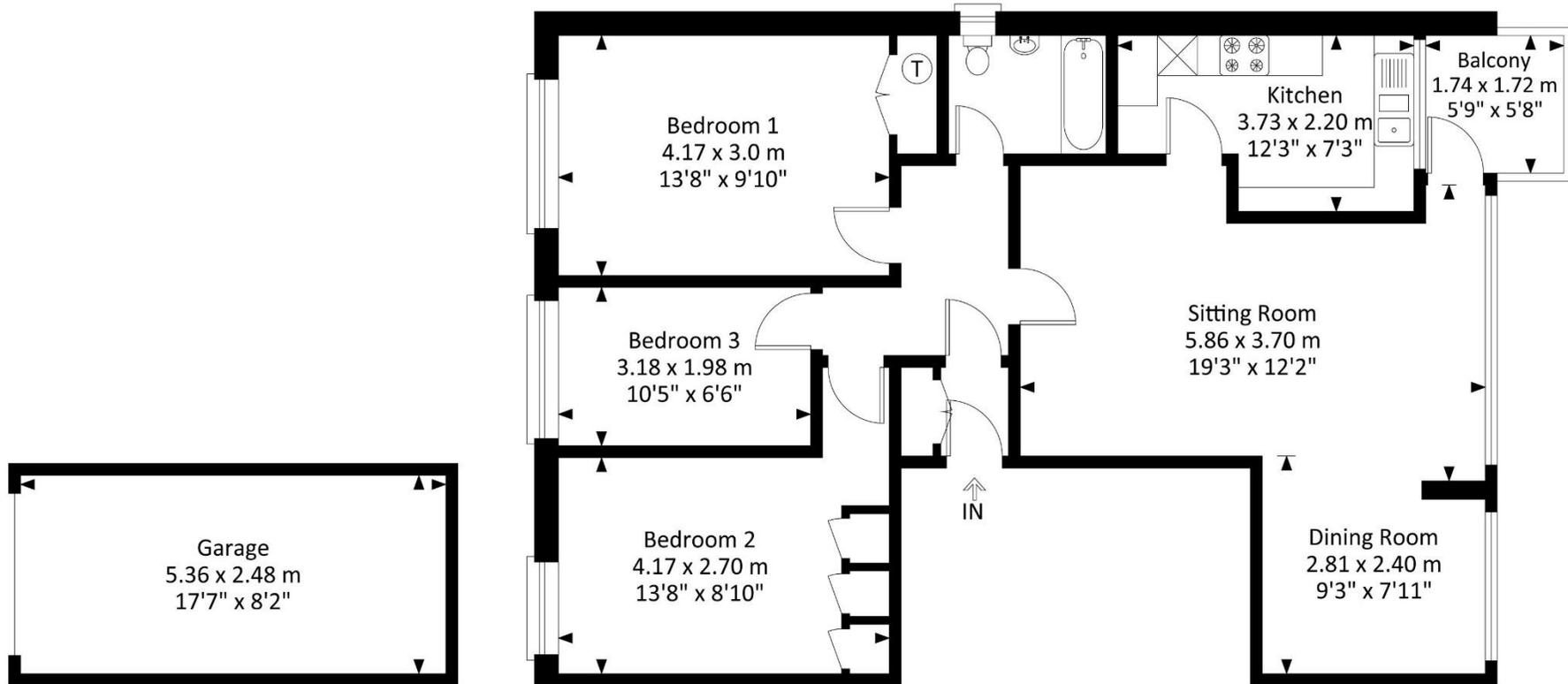


# Greenacres, Rayleigh Road, Westbury-on-Trym, Bristol, BS9 2AX

Approximate Gross Internal Area = 78.74 sq m / 847.55 sq ft  
(Excluding Balcony)

Garage Area = 13.29 sq m / 143.05 sq ft

Total Area = 92.03 sq m / 990.60 sq ft



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.