First Floor Flat, 3 Halsbury Road, Westbury Park

Guide Price £365,000

RICHARD HARDING

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Westbury Park, Bristol, BS6 7SS

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Offered with no onward chain. This light and airy 2 bedroom apartment offers a stylish interior and a great location, within easy reach of shops and the Downs.

Key Features

- **Smart and well-arranged layout with 2 good sized double bedrooms, a stylish bathroom and modern fitted kitchen.**
- **Superb location on a well-regarded full residential side road in Westbury Park, close to local amenities including the Orpheus Cinema, Waitrose supermarket, various independent shops and cafes on North View and Henleaze Road, as well as bus connections to central areas and within easy reach of the green open space of the Downs.**
- **Double glazed windows and gas central heating.**
- **Currently used as an AirBNB, producing circa £30,000 per annum rental income.**
- **A beautifully presented apartment, perfect for first time buyers with a modern, fresh interior.**

ACCOMMODATION

APPROACH: via a garden pathway leading to the main front door and communal entrance to the property, through a short communal hallway, where you will find the private entrance to the first floor flat at ground floor level straight ahead of you.

ENTRANCE: entering the property, there is a small entrance landing with staircase rising into the apartment and generous first floor landing giving the flat a sense of space. Doors leading off to the open plan kitchen/dining/living room, 2 double bedrooms and a bathroom. Period style cast iron radiator. Utility cupboard housing plumbing and appliance space for a washing machine, additional storage.

KITCHEN/DINING/LIVING SPACE: (**17'2'' x 13'6''**) (**5.22m x 4.11m**) a light and airy open plan dining/living space with wide bay window to front, comprising double glazed sliding sash style windows offering a sunny and open outlook over neighbouring gardens opposite. A modern fitted kitchen comprising matt grey units with copper worktops over and inset sink and drainer unit. There is an island with integrated induction hob with electric oven beneath and overhanging breakfast bar. There are integrated appliances including a fridge/freezer and slimline dishwasher. Corner cupboard housing the Vaillant gas central heating boiler. Living area features fireplace and a period style radiator.

BEDROOM 1: (**12'7'' x 11'3''**) (**3.83m x 3.43m**) a good size principal double bedroom with high ceilings and double glazed sliding sash style window to rear, as well as a period style radiator.

BEDROOM 2: (**rear**) (**10'3'' x 9'4''**) (**3.12m x 2.85m**) a double bedroom with high ceilings, a period style radiator and double glazed window to rear.

BATHROOM/WC: a stylish white suite comprising a panelled bath with electric shower over and Crittall style sliding glass shower screen, low level wc, wash hand basin with storage cabinet beneath, extractor fan, marble style tiled walls and floor, heated towel rail and a double glazed window to side.

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.

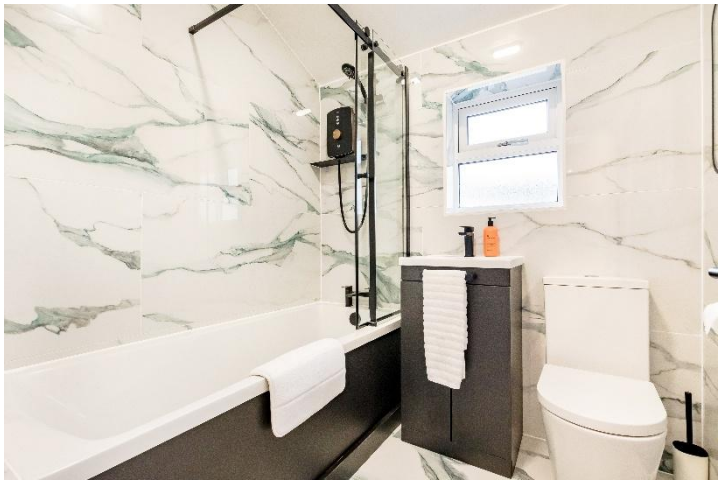
TENURE: it is understood that the property is leasehold for the remainder of a 1000 year lease from 1 September 1988. This information should be checked with your legal adviser.

SERVICE CHARGE: Any repairs or maintenance to shared areas are split equally between the two apartments, therefore there is no service charge.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

1. **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.
2. **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
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



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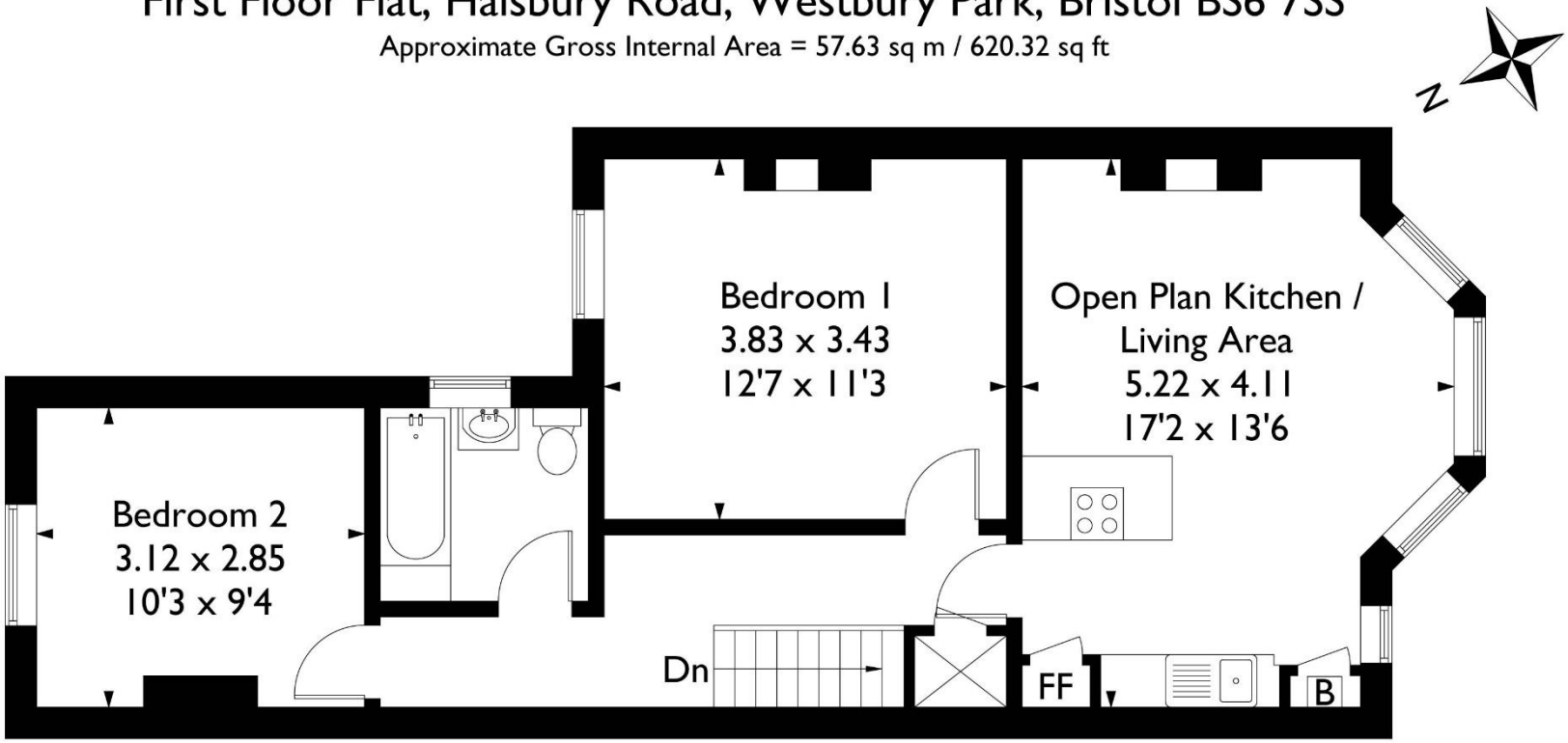
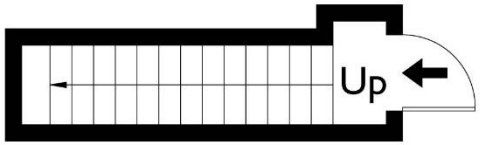
Approximate Gross Internal Area = 57.63 sq m / 620.32 sq ft



First Floor



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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