



FLAT 2 CHESTERFIELD HOUSE 123 HENBURY ROAD

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BS10 7AA

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LOCATION

Nearby Westbury Village remains a consistently sought-after location, offering a vibrant mix of shops, cafés, eateries and essential amenities, including a health centre and a full calendar of community events.

For families, there are several highly regarded primary and secondary schools within walking distance.

Nature lovers are well catered for, with an excellent choice of scenic walks right on the doorstep. Acres of open parkland and woodland can be enjoyed at Blaise Castle, with the historic Kings Weston estate extending beyond. Henbury Golf Course is just a few minutes' walk away, while the ever-popular Canford Park—with its expansive play area, tennis courts and inviting coffee hut—is also close by.

Transport links are convenient, with regular bus services from both Falcondale Road and the village providing direct access to the city. Cribbs Causeway, with its extensive shopping and leisure facilities, is just a short drive away, and Junction 17 of the M5 is approximately 2.5 miles from the property.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

COMMUNAL ENTRANCE

Communal front door with entry phone system into the communal, hall, stairs, and landing.

OPEN PLAN KITCHEN / DINING ROOM

With two double-glazed sash windows offering an outlook across the communal gardens and the garages to the rear. The high-quality fitted kitchen features a large central island, Corian work surfacing, inset sink, ample wall and base storage units, along with integrated appliances including a washing machine/tumble dryer, dishwasher, two AEG ovens, five-ring gas hob, and fridge/freezer. The kitchen opens into a dining space and is completed with fully tiled flooring with underfloor heating and a generously sized built-in storage cupboard housing the gas boiler. Loft access which is boarded / insulated with ladder and electric light. Doors lead to:

SITTING ROOM

A grand sitting room with feature fireplace, radiators and three double glazed sash windows to the front and side elevations that take full advantage of the wonderful open outlook over the Blaise Castle estate, the lawned communal gardens, and beyond.

BEDROOM ONE

The first of two double bedrooms with double glazed sash window to the front elevation again with a beautiful open aspect, radiator and door to a full en suite bathroom.

EN SUITE BATHROOM

Fitted to a high standard with a full suite including free standing bath, wash basin, concealed cistern wc and feature fully tiled walk in shower enclosure. Feature lighting, towel rail/radiator and tiled floor with underfloor heating.

EN SUITE SHOWER ROOM

A well fitted en suite with a modern white suite comprising of a shower cubicle, wash basin and concealed cistern wc. Also including a towel rail/ radiator, and fully tiled walls and floor with underfloor heating.

COMMUNAL GARDENS

Extensive lawned gardens to the front of the building.

GARAGE

Single garage in a block as you enter the development. Garage has power and up & over door.

PARKING

There is a non allocated car park for use by all the apartments, 14 spaces.

FURTHER INFORMATION







GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

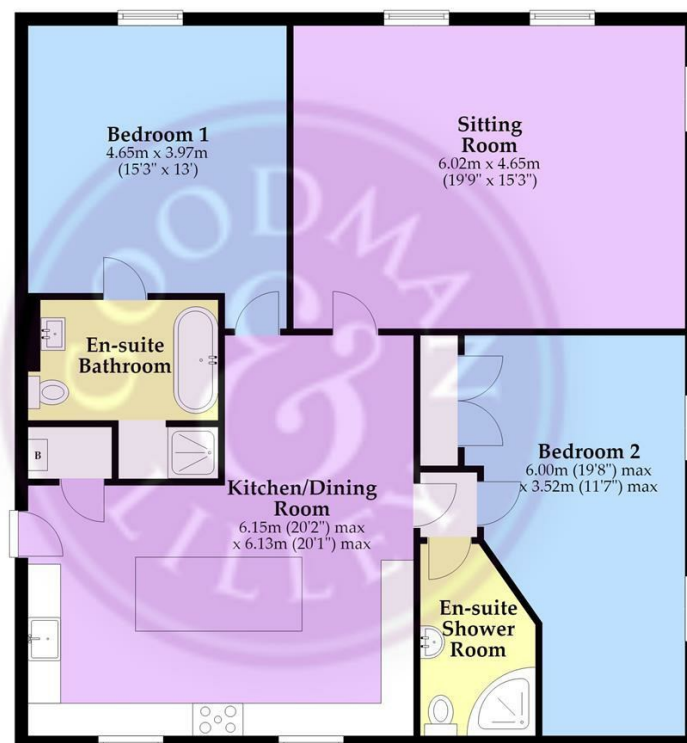
LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK



Floor Plan

Approx. 110.0 sq. metres (1183.6 sq. feet)



Total area: approx. 110.0 sq. metres (1183.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

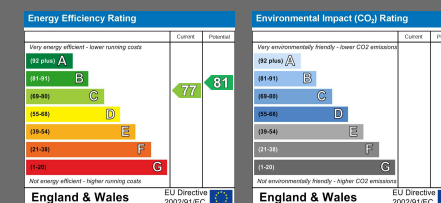
1 BEDROOMS
TENURE -

- A spacious double bedroom room rental
- Extensive sitting room and open plan kitchen/dining room
- Close to the Westbury on Trym village amenities
- Unique opportunity

1 RECEPTION ROOMS
IN ALL 1184.00 SQ.FT

- Forming part of this beautiful period building
- Situated on the edge of the Blaise Estate
- Lawned communal gardens and garage
- Private ensuite

1 BATHROOMS
COUNCIL TAX BAND - D



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm