MAGGS & ALLEN

FLAT 2, 52 DOWNS PARK WEST

WESTBURY PARK, BRISTOL, BS6 7QL

£265,000

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A first floor flat in an enviable location close to the Downs and two independent high streets. Offering a generous footprint (circa 520 sq.ft.) and offered to the market with no onward chain.

Summary

The flat is situated on the first floor of a handsome Edwardian building, comprised of a total of five flats. An intercom entry system provides access into well-maintained communal areas.

The lounge/diner benefits from a large bay fitted with uPVC windows, inviting in plenty of natural light and offering a pleasing elevated outlook. Off the lounge/diner is a fitted kitchen, comprising a range of matching base and wall-mounted units, stainless steel sink with drainer, white tiled splashbacks and black worktops.

The bedroom is a comfortable double, with the recess allowing for a sizeable wardrobe. Adjacent, the three-piece bathroom is fitted with a white suite comprising a bath with shower over, basin and WC and porthole window to the side elevation.

The hallway has space for a shoe rack, and is completed by a storage cupboard.

Offered to the market with no onward chain. Contact Maggs & Allen to arrange your viewing.

Vendors' Comments

"We have enjoyed 20 fantastic years living here. It is a very quiet location with great neighbours, yet so convenient for Waitrose, the local cinema, and shops. The Downs is right on the doorstep - just a two-minute stroll away - and the No. 1 bus stops nearby for quick trips to Whiteladies Road or Cribbs Causeway.

The flat itself has a charming, quirky style. It is bright and fresh in the summer when you open the windows, and delightfully warm and cosy in the winter."

Tenure Information

We understand the flat is Leasehold.
We understand there are 93 years remaining on the lease.
We understand the Ground Rent is £10 per annum.
We understand the Service Charge is approx. £730.45 per annum.

This information should be checked by your legal advisor.

Schools

Badminton School - Distance: 0.23 miles
Elmlea Junior School - Distance: 0.31 miles
Westbury Park School - Distance: 0.44 miles
Henleaze Junior School - Distance: 0.5 miles
Redmaids' High School - Distance: 0.52 miles

Location

Amongst Bristol's most desirable areas to live, Westbury Park is a most charming residential neighbourhood. Bordering the Downs, it is known for its blend of Victorian, Edwardian and 1930s properties and family-friendly atmosphere.

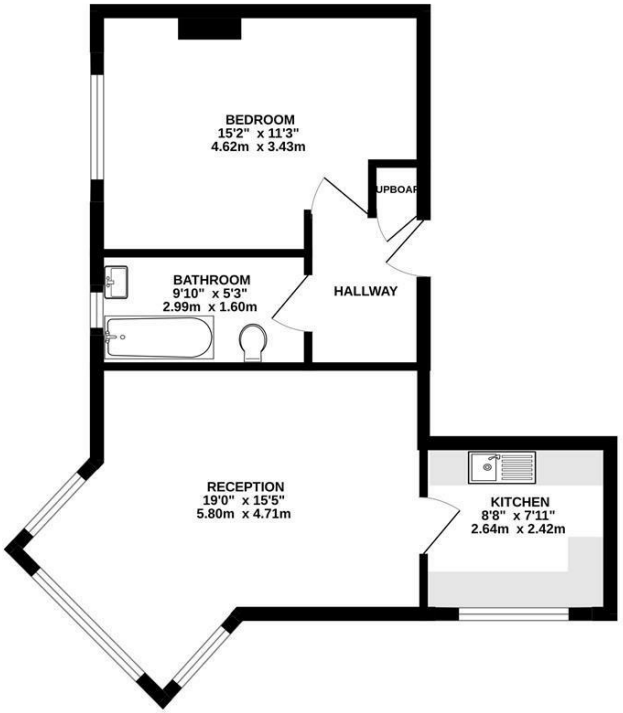
Coldharbour Road and North View offer an array of highly regarded shops, cafes, restaurants and other independent business including L'affinage Du Fromage, Little French and Lavender.

Green spaces on its doorstep include Redland Green and the expansive Downs, making it a popular spot for many.

In terms of schooling, Westbury Park Primary School and Redland Green Secondary School are very well regarded, with many families moving to the area specifically to be in the catchment areas.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



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TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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- One-bedroom first floor flat
- Close to the Downs, Henleaze high street and North View
- Well-proportioned
- Lots of natural light
- Handsome period building
- Offered with no onward chain
- Double bedroom

Guide Price: £265,000

Tenure: Leasehold

Council Tax Band: B

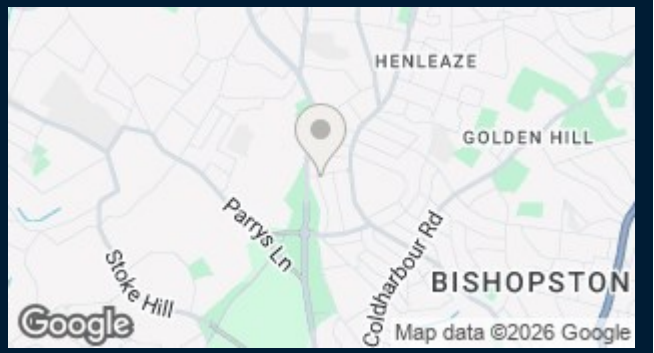
EPC Rating: TBC

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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