



FLAT 2 CHESTERFIELD HOUSE 123 HENBURY ROAD,  
HENBURY, BS10 7AA

GOODMAN  
& LILLEY







# FLAT 2 CHESTERFIELD HOUSE 123 HENBURY

## HENBURY BS10 7AA

GUIDE PRICE  
£375,000

A beautifully presented top-floor apartment, generously proportioned and set within an attractive Grade II listed period building. The property features two double bedrooms, two well-appointed bathrooms, and a spacious sitting room measuring just under 20 ft. The impressive 20 ft open-plan kitchen/dining room is fitted with a superb kitchen, ideal for both everyday living and entertaining.

Additional highlights include outstanding open views across the Blaise Castle estate from the front of the building, well-maintained communal gardens, residents' parking, and a private single garage.

### 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.

### Bedroom Two

A generous double bedroom with two double glazed sash windows to the side elevation, radiator, built in wardrobe, doors a lobby to an en suite shower room.

### 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.

### Parking

There is a non allocated car park for use of all the apartments.

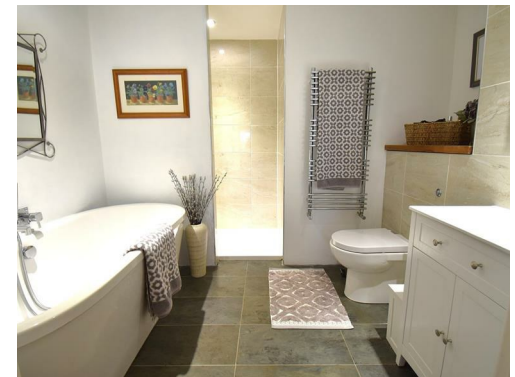
### Further Information

Service charge £250 per month.

The building was converted into flats circa 1970 although flat 2 is in the Grade II section constructed circa 1790. There is a 999 year lease.

All flat owners are shareholders. The owner management committee meets twice a year to review the accounts and decide on general maintenance.

- A spacious two double bedroom Grade II listed apartment
- Situated on the edge of the Blaise Estate
- Forming part of this beautiful period building
- Close to the Westbury on Trym village amenities
- Extensive sitting room and open plan kitchen/dining room
- Lawned communal gardens and garage



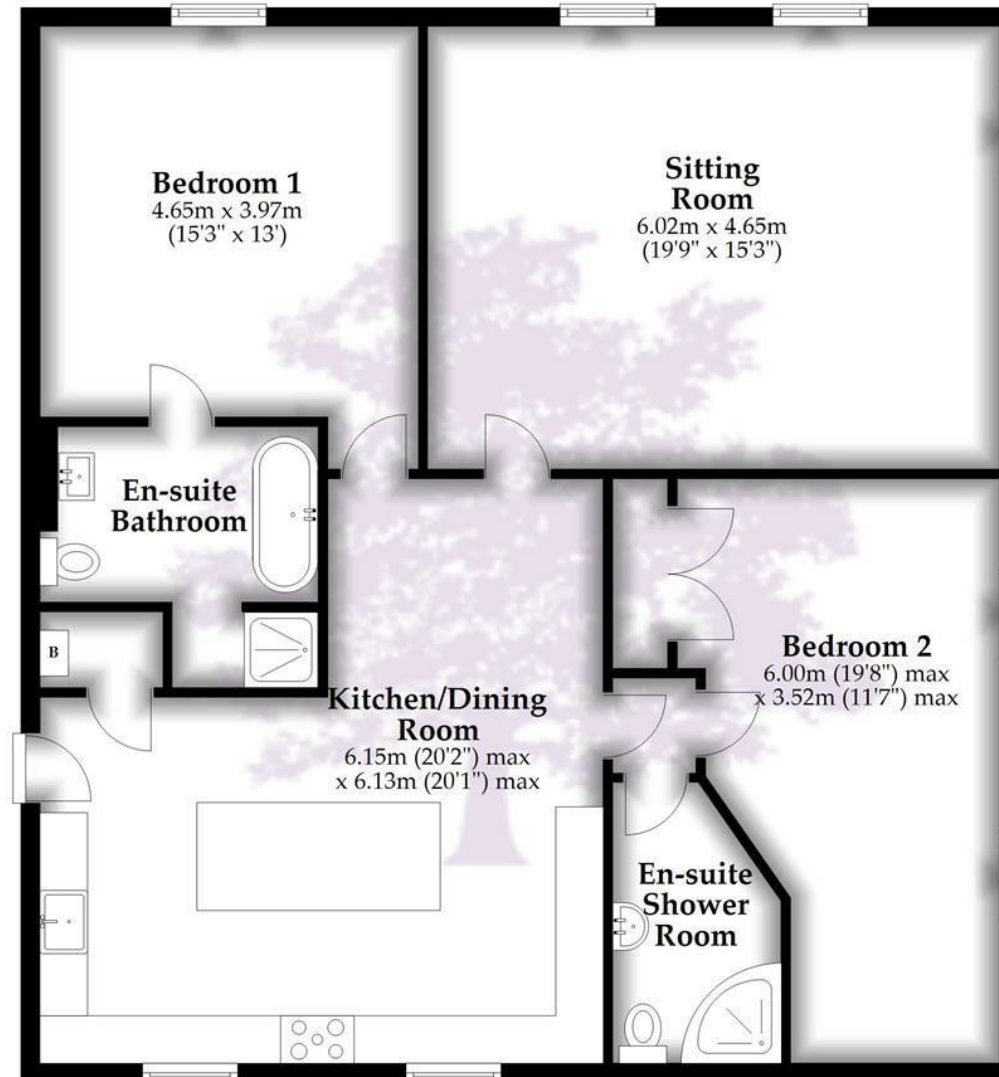




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## Floor Plan



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.

## HENLEAZE

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

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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