



Top Floor Flat, Flat 8, Ivy Lodge, Westbury Hill

Guide Price £285,000

**RICHARD
HARDING**

Top Floor Flat, Flat 8, Ivy Lodge, Westbury Hill

Westbury-on-Trym, Bristol, BS9 3AT

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Located on the top floor of this already elevated and highly sought after purpose-built apartment block in a first class location, is this good sized two double bedroom apartment offered to the market with no onward chain which further benefits from use of a single garage.

Key Features

- A well-laid out and generous two double bedroom apartment occupying an elevated position on the top floor of this popular apartment block with a well-run and efficient management company.
- Located in the heart of Westbury on Trym providing easy access to the shops, cafes and amenities of the village, itself being situated within striking distance, also within close proximity of Durdham Downs and incredibly handy for bus connections to central areas.
- A smart and spacious apartment, with impressive far reaching views to the rear, providing a feeling of space and light. Attractive for many buyers - not least for first time buyer or investors - having been successfully let for a number of years.
- Sold with no chain.
- Generous and light filled accommodation
- Kitchen set just off of a large dual aspect living space.
- Two double bedrooms.
- Single garage.
- 727.32 sq. ft / 67.57 sq. m



ACCOMMODATION

APPROACH: a handful of steps lead up from the pavement to a communal front door. The communal entrance is exposed brick walls with a form concrete staircase running up eight flights of stairs to the entrance of Flat 8.

ENTRANCE HALLWAY: a central hallway providing access to kitchen, bedroom 1, bedroom 2 and bathroom/wc. Small window to side of entrance door. Additional door to storage cupboard.

KITCHEN: (12'2" x 7'3") (3.70m x 2.22m) a range of base and wall hung units with a laminate worktop, space and plumbing for washing machine, integrated electric oven and hob, double stainless steel sink and drainer and a window to the front elevation. Doors to storage cupboards. An archway opening from here leads through to

Living/Dining Room: (20'5" x 11'11") (6.23m x 3.64m) enjoys a dual aspect with windows to front and rear, with those to the rear having far reaching views. Cream carpeted floors and two electric heaters.

BEDROOM 1: (rear) (12'7" x 9'7") (3.83m x 2.92m) having a large picture window with far reaching views, cream carpet and a built-in storage cupboard





BEDROOM 2: (rear) (11'11" x 8'10") (3.63m x 2.70m) large double glazed window providing incredibly far reaching, impressive views and lots of light. The room has a cream carpeted floor and an electric heater.

BATHROOM/WC: comprising a three-piece white suite with laminate floor, mostly tiled walls, and a window to the front elevation.

OUTSIDE

GARAGE: (20'2" x 7'9") (6.14m x 2.37m) access along the side of the building to a private garage (Garage 1). The garage has an up and over door and space to fit a vehicle.

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.

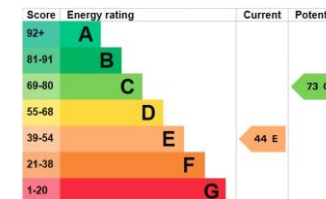
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease (less 10 days) from 1 January 1973, with a ground rent of £25 per annum. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,932.38. 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.



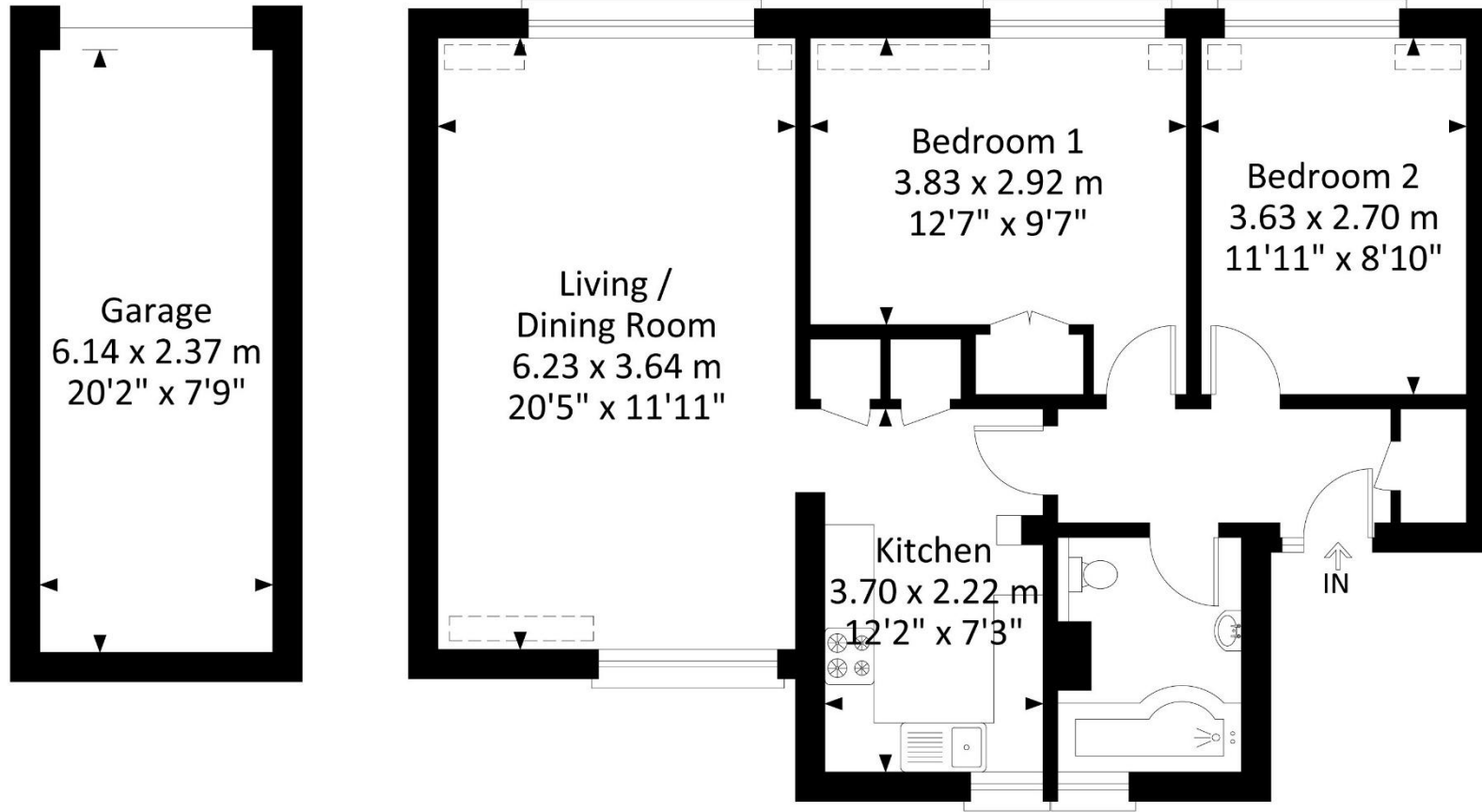
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Ivy Lodge, Westbury Hill, Westbury On Trym, Bristol, BS9 3AT

Approximate Gross Internal Area = 67.57 sq m / 727.32 sq ft

Garage Area = 14.55 sq m / 156.61 sq ft

Total Area = 82.12 sq m / 883.93 sq ft



Third Floor

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