



GARDEN APARTMENT, 11 GRANGE COURT ROAD

WESTBURY ON TRYM
BS9 4DP

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ACCOMMODATION

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

Enjoying its own private level access, the property is flooded with natural light, with impressive Victorian bay windows to both the front and rear elevations ensuring a bright and welcoming atmosphere throughout. The accommodation benefits from notably high ceilings and an abundance of original character features, including beautiful stained-glass doors, wooden flooring, and elegant period detailing that reflect the building's heritage. There is also a useful under-stair storage area.

The spacious layout centres around a gracious reception hall, leading to well-proportioned living accommodation and two attractive bedrooms. Every room enjoys natural light, enhancing the sense of space and refinement that defines this remarkable home. The grand living room provides direct views of the rear garden from the bay window. There is also a sizeable kitchen/breakfast room with direct access to garden and a beautiful separate dining area. There is also a family bathroom with white suite.

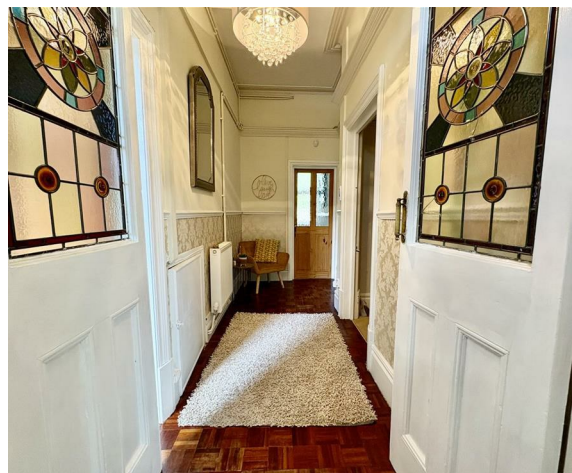
OUTSIDE

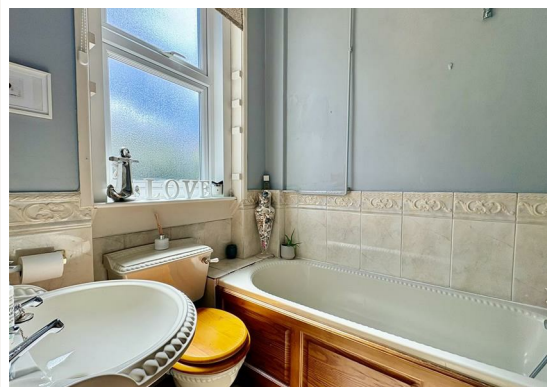
A particular highlight is the magnificent private rear garden, extending approximately 67 feet and providing a wonderfully secluded outdoor retreat, ideal for entertaining, gardening, or simply relaxing in peaceful surroundings. To the front, a private low-maintenance garden creates an attractive approach and further enhances the property's appeal. Shared bin and storage area, side access to the rear garden ideal for larger deliveries and any construction work.

Combining timeless Victorian elegance with private gardens and a discreet setting, this outstanding garden flat offers a rare opportunity to acquire a characterful home in one of the area's most desirable locations.

LOCATION

Grange Court Road is a discreet road close to a wide range of amenity available from nearby Henleaze Road and Westbury Village. The 400 acres of Durdham Downs is within level walking distance and also in proximity are a great range of state and independent schools, primary and secondary. There are good sporting facilities in North West Bristol including golf courses and health and leisure clubs. The nearby A4018 provides good communication links to the motorway networks and Bristol's commercial centre. Bristol has two mainline train stations, Parkway and Temple Meads which are 4.3 and 4.1 miles respectively and Bristol Airport has flights to many European and some long haul destinations







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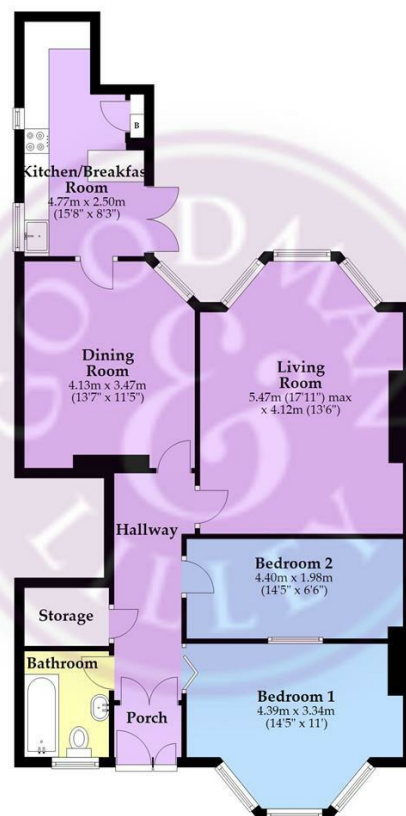
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Ground Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.8 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.

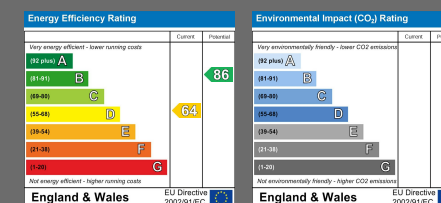
2 BEDROOMS
TENURE - LEASEHOLD

- Large hall floor / garden apartment
- Private front and rear gardens
- Double glazed windows throughout
- Separate kitchen breakfast room

2 RECEPTION ROOMS
IN ALL 1151.75 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Level access to Henleaze
- An abundance of period features
- Spacious living accommodation



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