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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

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estate agents



Flat 4 Winford Court Downs Park West
Westbury Park, Bristol, BS6 7QN



Flat 4 Winford Court Downs Park West Westbury Park, Bristol, BS6 7QN

£500,000

Situated in a much favoured position in the heart of Westbury Park, this spacious two bedroom apartment is positioned close to the Downs, with easy access to Waitrose, the shops on North View and Henleaze Road. As well as also being conveniently located for Whiteladies Road, Clifton Village and the city centre. The accommodation comprises sitting/dining room leading to a balcony, fitted kitchen, two double bedrooms, and bathroom. Other benefits include a single garage and a residents lift. An early viewing is recommended.

Location

The property is located on North View just yards away from Waitrose and the historic 'Orpheus' cinema as well as the incredibly popular Westbury Park gastro pub and Grounded café. Within very close proximity there are many amenities on North View, Coldharbour Road and Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafés and restaurants and the open space of Durdham Down. North West Bristol offers golf courses, health and leisure clubs. There are both state and independent primary and secondary schools, including Redland Green Senior School (approx.955m) and Westbury Park Primary School (approx.329m). Westbury Village and Clifton are also conveniently close by. For the commuter there are excellent links to the motorway network via the nearby arterial road to the M4/M5 and also Bristol City Centre.

Directions

From our office on Northumbria Drive, take the road opposite which is North View and then take the second turning on the right hand side into Downs Park West. Winford Court is on the right hand side.



Communal Entrance
Via door with intercom system through to...

Communal Hallway
Lift and stairs to all floors.

First Floor

Landing
Built-in storage cupboard housing meters and fuses.

Flat 4

Entrance
Via wooden door into...

Hallway
Doors leading to all rooms, four storage cupboards, one housing pipe work for washing machine, radiator, two pendant lights, wall mounted intercom, Parquet flooring.

Bathroom
Porcelanosa white modern suite comprising walk-in corner shower with mains shower, low level WC, bidet, panelled bath, towel rail, extractor fan, ceiling spotlights, tiled floor and walls.

Sitting Room 21'0" x 14'4" (max)
(6.40m x 4.37m (max))
Accessed via glass panelled double doors, Parquet flooring, four way TV amplifier, two radiators, Upvc double doors with windows to side and over leading to balcony.

Bedroom Two 14'1" x 9'9" (4.29m x 2.97m)
Parquet flooring, pendant light, radiator, Upvc double glazed window to rear, small window over.

Bedroom One 17'3" (max) x 13'7" (5.26m (max) x 4.14m)
Parquet flooring, radiator, TV point, pendant light, Upvc double glazed window to front, Upvc double glazed door leading onto balcony.

Kitchen 17'5" x 9'7" (5.31m x 2.92m)
Range of wall and base units, laminate

flooring, modern one and a half bowl sink with drainer, wooden work surfaces, integral 'Bosch' dishwasher, 'Bosch' fridge and freezer, built-in 'Bosch' double oven with five ring 'Bosch' gas hob above and 'Bosch' extractor over, three double glazed windows to rear, integral wine cooler, radiator, ceiling spotlights, cupboard housing 'Worcester' combination boiler.

Outside

Balcony 13'7" x 5'11" (4.14m x 1.80m)
Tiled floor, space for outside table and chairs, west facing, obscured glass window to side.

Garage
Single in size with up and over door.

General
Council tax band D (information supplied by www.voa.gov.uk tel: 0117 930 2200).

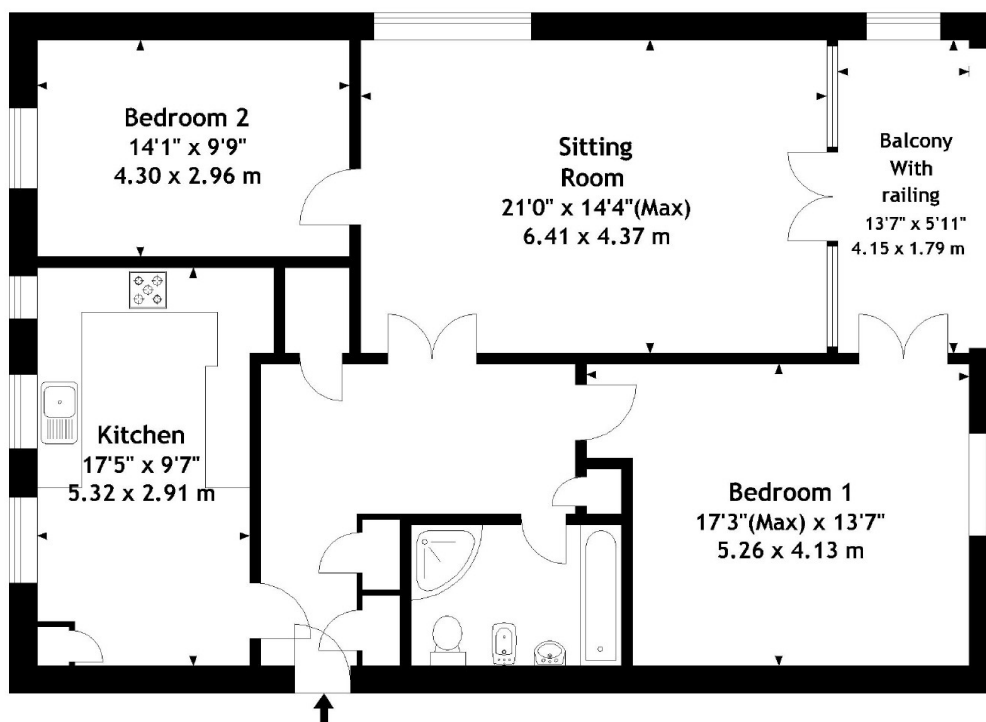
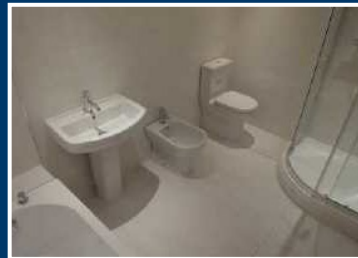
Energy Efficiency Rating: C.

Leasehold. Management charge of approx £112pcm, which covers building insurance, lift maintenance, water rate, communal upkeep and lighting in the communal areas.

Vendor's Onward Position: The Vendors have informed us that they will be making an onward purchase. (This information was provided at the time of instruction and may be liable to change. Please contact the office to confirm these details).

Flat 4, Winford Court, Downs Park West, Bristol BS6 7QN

Approx. Gross Area 1098.50 Sq.Ft - 102.10 Sq.M



For illustrative purposes only. Not to scale.

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.

Floor plan produced by Advantage Matters.

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