



Second Floor Flat, 133 Westbury Road, Westbury-On-Trym, Bristol, BS9 3AN

**GUIDE PRICE £342,000**

**GOODCHILD**  
ESTATE AGENTS

[goodchild.co.uk](http://goodchild.co.uk)





Second Floor Flat, 133 Westbury Road, Westbury-On-Trym, Bristol, BS9 3AN

**GUIDE PRICE £342,000**

## PROPERTY OVERVIEW

---

An incredibly well-presented and spacious 2-bedroom upper floor split level apartment, situated on Westbury Road in Westbury-On-Trym with allocated off-street parking and wonderful views toward Blaise Woods.

This spacious top floor flat comprises; an open plan living space laid with laminate flooring and double-glazed windows. The fitted kitchen has white gloss cupboards and blue marble patterned worktops with integrated electric hob/cooker and space for free standing appliances.

There is a modern tiled bathroom with freestanding roll top bath, separate shower and skylight. Both bedrooms are good sized doubles facing towards the rear of the building with double glazed windows, the master includes built-in wardrobes.

The hallway on the upper level includes a storage cupboard where you can also find the gas boiler. Stylish industrial radiators throughout.

Redmaids' Junior & High Schools approx. 0.1m

St Ursula's E-ACT Academy approx. 0.2m

Badminton School approx. 0.3m

Elmlea Infant & Junior Schools approx. 0.4m

Bristol Free School approx. 0.9m

### Location

The property is closely situated to the green open space of Durdham Downs. There is also a Waitrose, local cinema and the popular Westbury Park gastro pub as well as the independent shops of Henleaze High Street and Westbury on Trym village. There are excellent state and independent schools within easy walking distance as well as good public transport links to Bristol City Centre, The Mall Shopping Centre at Cribbs Causeway and easy access to the M4/M5 motorway networks.

### Lease Information:

Length of Lease Remaining: Approx. 944 years

Current Service Charge: £100 per month

## KEY DETAILS

- A Well Presented & Spacious Upper Floor Split Level Maisonette
- 2 Double Bedrooms
- Opn Plan Living Space
- Off-Street Parking

Guide Price: £342,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

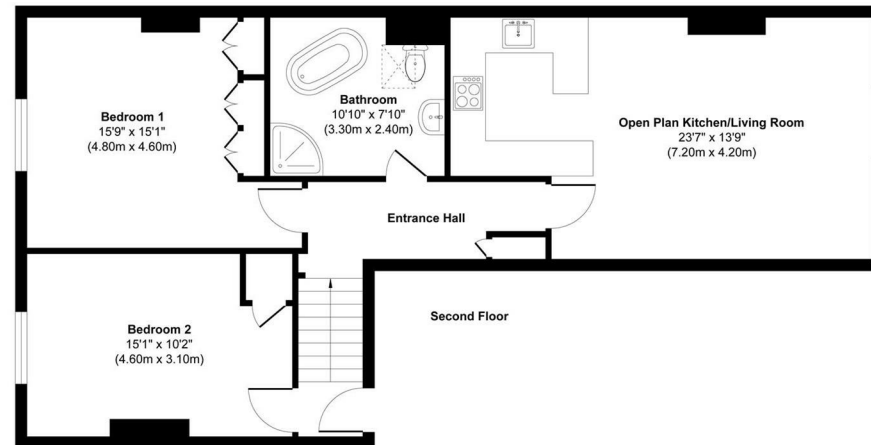
Viewing: By appointment only



Second Floor Flat, 133 Westbury Road, Westbury-On-Trym, Bristol, BS9 3AN

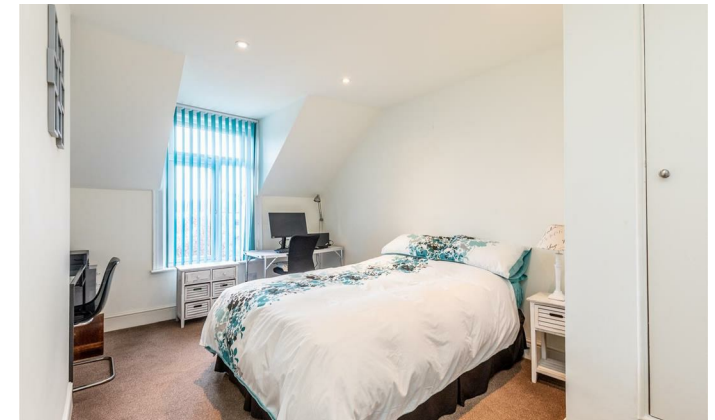
**GUIDE PRICE £342,000**

Second Floor Apartment, 133 Westbury Road, BS9 3AN



Approx. Gross Internal Floor Area 797 sq. ft / 74.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



0117 454 7054 | [hello@goodchild.co.uk](mailto:hello@goodchild.co.uk) | [goodchild.co.uk](http://goodchild.co.uk)



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

