

Apartment 1, Thornfield House Thornfield Road, Brentry, Bristol, BS10 6FD

GUIDE PRICE £230,000

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PROPERTY OVERVIEW

Occupying a particularly private position within the attractive grounds of Thornfield House, Apartment 1 is a beautifully presented two-bedroom apartment offering approximately 660 sq ft of well-proportioned accommodation, together with a private terrace, beautifully maintained communal gardens and allocated parking.

Thornfield House was constructed circa 2016 within the grounds of the historic Brentry House, now known as Repton Hall, and was sympathetically designed to complement the character and architecture of its surroundings within the Brentry Conservation Area.

The apartment is centred around an impressive open-plan kitchen, dining and sitting room measuring approximately 23'5" x 13'11", providing a wonderfully sociable living space with a modern fitted kitchen incorporating a range of integrated appliances and plenty of room for both dining and relaxed seating.

French doors open directly from the living area onto the private terrace, creating a lovely connection with the established communal gardens beyond and providing an ideal space for outside dining, a morning coffee or simply enjoying the peaceful surroundings.

There are two well-proportioned bedrooms, with the principal bedroom also enjoying direct access onto the terrace. A contemporary bathroom and useful storage complete the accommodation.

Outside
The setting is one of the property's particular strengths. Thornfield House is surrounded by beautifully maintained communal gardens, with mature planting and established grounds creating an attractive and peaceful environment.

Apartment 1 occupies an especially appealing corner position, with its private terrace adjoining a quieter part of the communal grounds. This provides an unusual sense of privacy for an apartment and the opportunity to enjoy an attractive outside space without the responsibility of maintaining a private garden.

The property benefits from its own allocated parking space, together with additional visitor parking within the development.

Location
Thornfield House occupies an attractive position within the Brentry Conservation Area, an area with an interesting history centred around the former Brentry House and its grounds, while remaining particularly convenient for everyday amenities.

The popular village of Westbury-on-Trym is within easy reach, offering a wide range of independent shops, cafés, restaurants and services, while Cribbs Causeway provides more extensive shopping and leisure facilities.

The property is also particularly well placed for Southmead Hospital, access to the M5 motorway network and routes into Bristol and the surrounding areas.

Lease Information:
Length of Lease: 125 year lease from 2015
Service Charge: £1,533 per annum
Ground Rent: £282 per annum

KEY DETAILS

- Beautifully Presented Two-Bedroom Apartment
- Approximately 660 sq ft (61.3 sq m)
- Impressive 23'5" Open-Plan Kitchen/Dining/Sitting Room
- Allocated Parking Space & Additional Visitor Parking
- Beautifully Maintained Communal Gardens
- Situated Within The Brentry Conservation Area

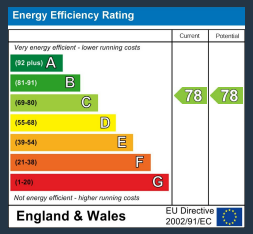
Guide Price: £230,000

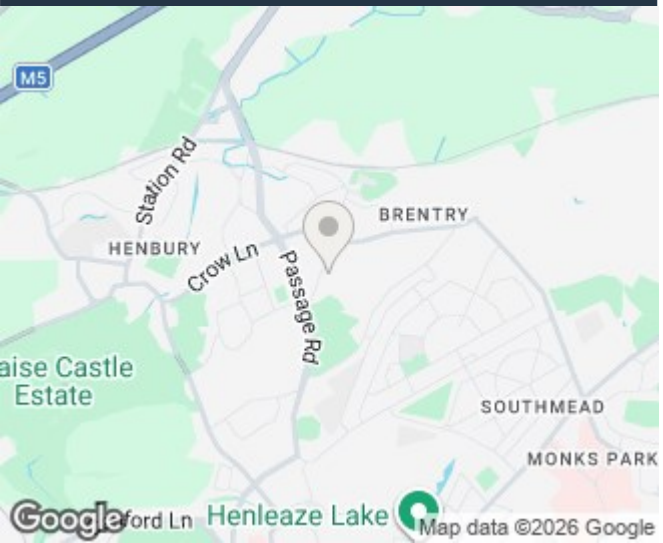
Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:
Onward Purchase

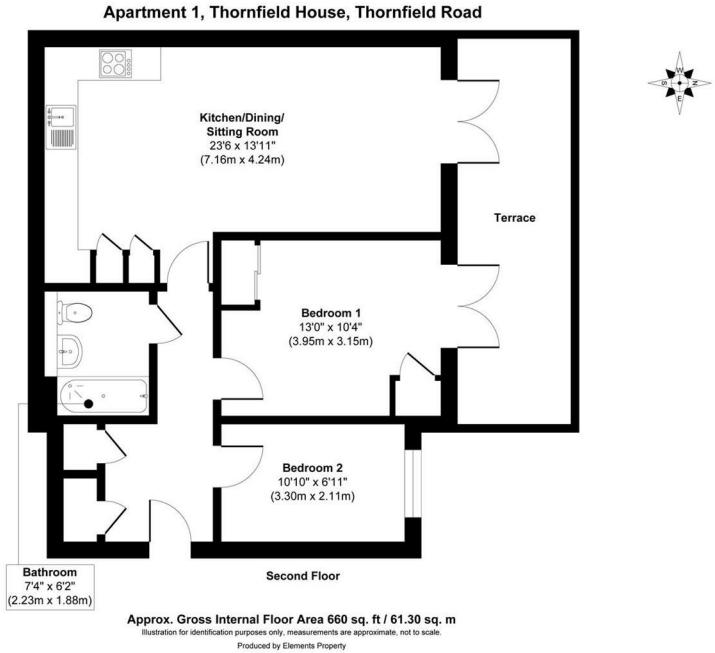




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