



£415,000

17b Westbury Park, Westbury Park, Bristol, BS6 7JA

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This two bedroom top floor apartment, enjoys an excellent location with unparalleled views across The Downs, as well as the benefit of not being overlooked by any other property. Set back from the road behind a generous stretch of lawn, the property is accessed via an external staircase, leading up to private access to the front door. A welcoming entrance hall awaits at the top, with wooden floors leading to a large apartment flooded with light from every angle.

To the left, a door leads to the kitchen with grey wall and base units, wooden worktops and a Belfast-style sink. Integrated appliances include an oven and hob, with additional space for a washing machine, tumble dryer, and fridge-freezer. A foldaway breakfast bar offers flexibility, whether you'd like to enjoy the extra space for cooking up a storm, or somewhere to sit with your morning coffee.

Across the hall, the dining room is a bright space with a high ceiling and large skylight above, filling the room with natural light. The room, with optional space for a home office set up, features whitewash wooden floors and well as generous built-in storage



along the end wall. From here, step through to the light, spacious living room, with soft carpeting, a high ceiling, and attractive arched sash windows framing far-reaching views across The Downs.

The master bedroom features two large windows, with a view stretching across Bristol, soft carpeting, built-in shelving in one of the alcoves, and plenty of room for additional storage. The second bedroom, also carpeted, features floating shelving and could be used either as an additional bedroom, fitting a king-sized bed, or a spacious home office with lovely views across the green open space opposite.

The bathroom is generously proportioned, with a shower over bath configuration, rainfall shower, and slate effect giving a contemporary feel.

To the rear of the property, a private garage offers valuable off-street parking. Alternatively, it could be used for additional storage.

Situated in the heart of Westbury Park, this apartment benefits from a fantastic selection of independent shops, cafes and restaurants nearby, and a Waitrose just moments away. The area is well known for its green spaces, with The Downs right on your doorstep, as well as easy access to Clifton, Whiteladies Road and the City Centre.





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Approximate Gross Internal Area = 74.25 sq m / 799.22 sq ft

Garage Area = 12.34 sq m / 132.82 sq ft

Total Area = 86.59 sq m / 932.04 sq ft

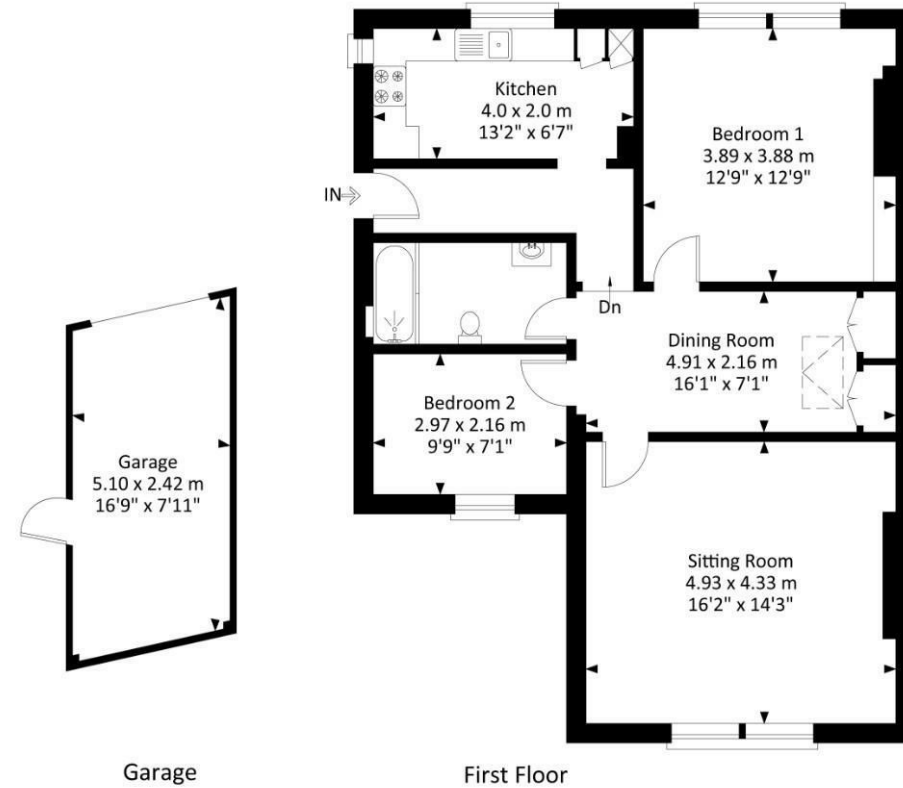

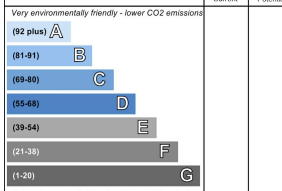


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
66	77		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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