



Connells

Standfast Road  
Henbury BRISTOL



Standfast Road  
Henbury BRISTOL BS10 7HJ

For Sale offers in excess of  
**£200,000**



### Property Description

Stunning! This two bedroom garden apartment is a show stopper! Beautifully presented throughout with stylish decor & modern kitchen & bathroom. Style everywhere you look with this property & the private garden on top of everything else should see this apartment right at the top of your shortlist!

The accommodation comprises an entrance hallway leading to the 14'4 x 13'6 lounge/diner. Off of the lounge/diner is an inner hallway that leads to the two bedrooms and the bathroom. The kitchen is off the initial hallway when you come in and has been re-fitted and features a white high gloss kitchen that has an induction hob as well as a fitted cooker and microwave. Just off of the kitchen and part open is a small utility lobby, this in turn then leads to your own private 21 x 31 rear garden. The garden has a decked area as well as a lawn area, raised borders and has an open aspect to the rear giving a nice backdrop. Within the garden is a storage shed and pedestrian side access.

### Location

Henbury is bordered by Westbury-on-Trym, Brentry, Blaise Castle Estate and Lawrence Weston.

It's a popular area with a good selection of new and old property styles. There is a range of local shops and a small supermarket. The Mall at Cribbs Causeway is a few miles away with a range of over 130 retail outlets. There's easy access to the M4/5 motorways via the A4018 and a direct route to the city centre with a frequent bus service. Locally popular Blaise Castle Estate is a fantastic location to enjoy and there is also a leisure centre with a 25-metre swimming pool and Henbury Secondary School has a full-size, all-weather pitch. Schools locally are Iso well catered for with Henbury Court Primary School, Blaise Primary School, Oasis Academy Bank Leaze.

## Entrance Hall

5' 6" x 3' 6" ( 1.68m x 1.07m )

Entrance door, meter cupboards. Doors to lounge and kitchen.

## Lounge/dining Room

14' 4" x 13' 6" ( 4.37m x 4.11m )

Double glazed window to front. Radiator. Door to inner hallway.

## Kitchen

14' 4" Max x 13' 6" Max ( 4.37m Max x 4.11m Max )

Matching white high gloss wall and base units with laminate worksurfaces. Inset single drainer sink unit, Induction hob with extractor fan over. Built in oven and microwave. Plumbing for automatic washing machine. Double glazed window to rear and opening leading to utility/lobby.

## Utility Lobby

2' 8" x 4' 6" ( 0.81m x 1.37m )

Space for tumble dryer. Double glazed door leading to the garden.

## Inner Hallway

5' 2" x 3' 4" ( 1.57m x 1.02m )

Storage cupboard, doors to bedrooms and bathroom and lounge.

## Bedroom One

10' 4" x 12' 4" Max ( 3.15m x 3.76m Max )

Double glazed window to front. Built in cupboard. Radiator.

## Bedroom Two

13' 6" x 8' 3" ( 4.11m x 2.51m )

Double glazed window to rear. Radiator.

## Bathroom

9' 10" x 5' 1" Max ( 3.00m x 1.55m Max )

Double glazed frosted window to rear. Fully tiled bathroom with suite comprising panelled bath with mains shower and shower screen. All hung curved sink unit with built storage. Low level WC. Heated towel rail. Extractor fan.

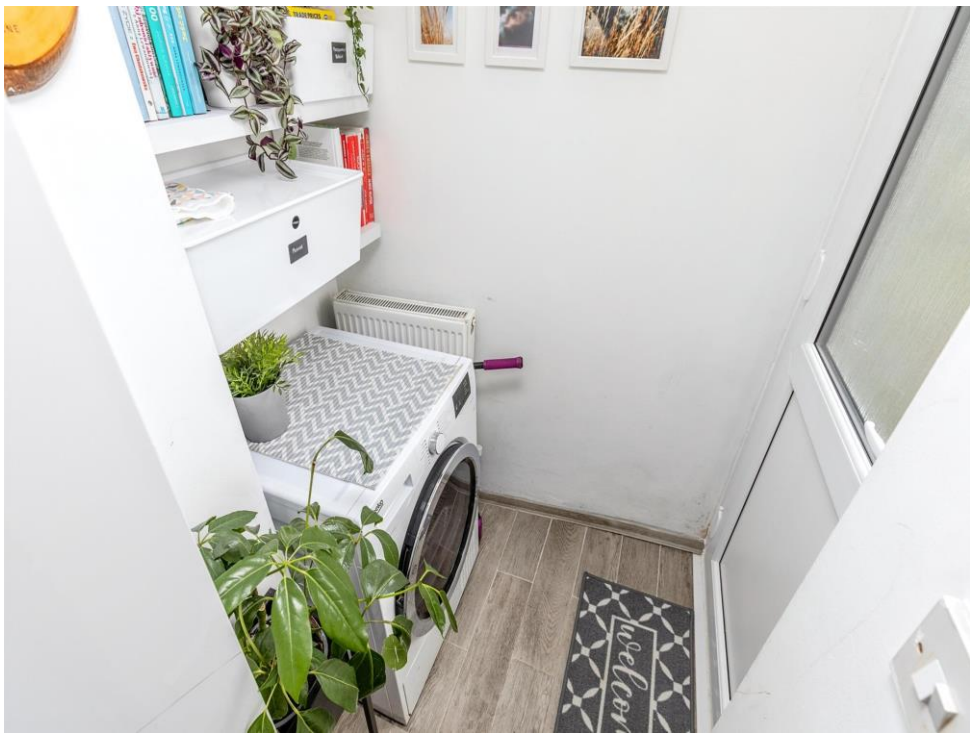
## Rear Garden

21' x 31' ( 6.40m x 9.45m )

Enclosed rear garden which has a raised decked area, lawn area, small patio area and several raised flower borders. Outside tap. Storage shed. Side access gate.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0117 950 1552**

**E westburyontrym@connells.co.uk**

6 Canford Lane  
BRISTOL BS9 3DH

#### directions to this property:

<https://goo.gl/maps/kHiRpvDWcoWVKw8E6>

**EPC Rating: Awaited**

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOT307741 - 0004