



**SARAH CLARK**  
PROPERTY CONSULTANTS

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STRATHEARN DRIVE, WESTBURY-ON-TRYM, BS10  
6TJ

This attractive two-bedroom apartment is ideally positioned within a peaceful development, just a short distance from the excellent amenities of Westbury-on-Trym and offering convenient access to the M4 and M5 — perfect for commuters.

Beautifully presented throughout, the property features a bright and spacious open-plan living area, seamlessly incorporating a contemporary kitchen fitted with a range of wall and base units, an electric oven, gas hob, and integrated appliances including a fridge/freezer and washing machine. The living space is well-proportioned and enhanced by double doors opening onto a Juliet balcony, allowing for an abundance of natural light.

The principal bedroom is a generous double overlooking the front of the property, while the second bedroom, positioned to the rear, provides a versatile space ideal for a guest room, home office or nursery. The accommodation is completed by a stylish modern bathroom, comprising a white suite with bath and shower over, WC, and wash hand basin.

Further benefits include an allocated parking space.

An excellent opportunity for first-time buyers, downsizers or investors seeking a well-located and low-maintenance home.

Leasehold = 101 years remaining

Council Tax = C

EPC = B

Management Company - Easton Bevins

Services Charges = £794.76 paid twice yearly

Ground Rent = £125 paid twice yearly



## Features

- Chain Free
- Two Bedrooms - One Double and One Single
- Modern fully equipped Kitchen
- Open Plan Living, Dining, Kitchen Area
- Juliet Balcony in Lounge
- Allocated Parking Space



### Open-plan Reception/Kitchen

15'11" x 17'8" (4.87 x 5.41)

A bright and spacious open-plan living space with a modern fitted kitchen, integrated appliances and double doors opening onto a Juliet balcony.

### Bedroom 1

13'3" x 9'4" (4.05 x 2.87)

A well-proportioned double bedroom positioned to the front of the property, with built-in wardrobes, offering a relaxing and comfortable retreat.

### Bedroom 2

6'1" x 9'6" (1.86 x 2.90)

A versatile single bedroom located to the rear, ideal as a guest room, home office or nursery.

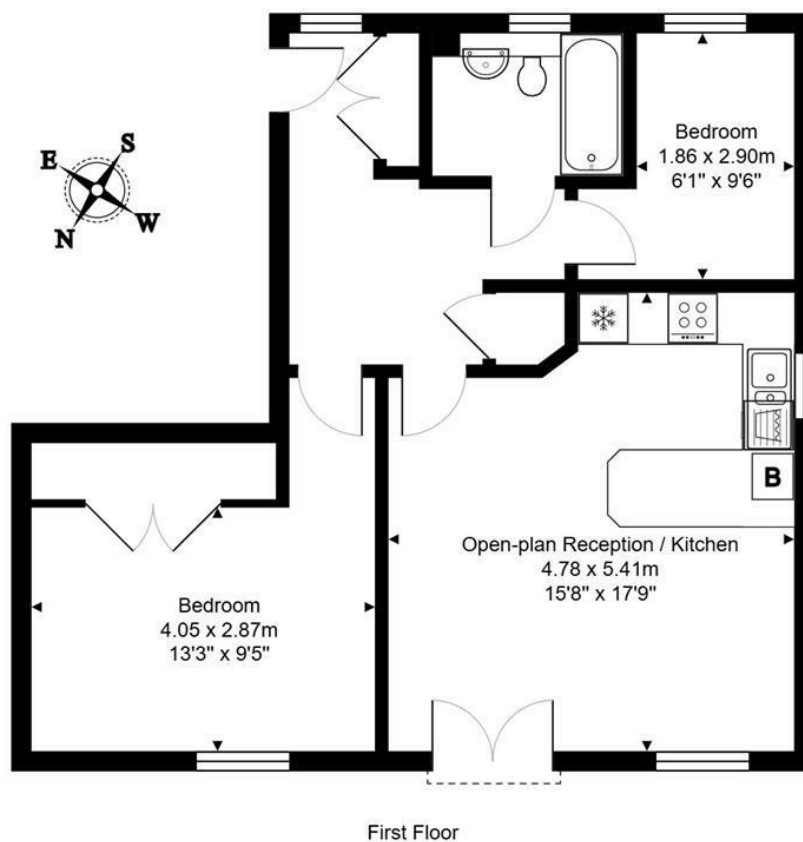
### Bathroom

A contemporary bathroom fitted with a white suite, comprising a bath with shower over, WC and wash hand basin.

### Allocated Parking Space




## TENURE LEASEHOLD




Total Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.