



FERNDOWN GRANGE HENLEAZE ROAD,  
BRISTOL, BS9 4NJ

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**GOODMAN  
& LILLEY**



A LOVELY SECOND FLOOR ONE DOUBLE BEDROOM APARTMENT IN A POPULAR PURPOSE BUILT RETIREMENT COMPLEX ON HENLEAZE ROAD CLOSE TO THE LOCAL AMENITIES AND THE PLETHORA OF SHOPS, CAFES AND RESTAURANTS.

### Summary

This apartment situated to the rear of the building offers a living room with ample space for a dining table and chairs, a modern fitted kitchen, a well fitted shower room and a large storage cupboard. The bedroom is generous in size with a built-in wardrobe. There is also parking on a first come first serve basis and pleasant communal gardens to the rear. Lift and stair access to all floors, and residents sitting room and kitchen for communal entertaining with some organised social events. Guest facilities are available in neighbouring Maple Grange, and as a reciprocal arrangement nationally. Exclusively for the over 55's each of the apartments also come with a 24 hour Careline support system. Double glazed windows throughout. Main bus route through to the city centre.  
NO ONWARD CHAIN

### Entrance

Access to the building is via a secure glazed door with an entrance lobby and managers reception. There is lift and stair access from this level to the upper floors together with the residents sitting room and kitchenette. Doors lead from the sitting room to a delightful rear courtyard and parking.

### Accommodation

An inner entrance hall leads in turn to the rest of the apartment with the additional benefit of a large walk in storage cupboard and entry phone system.

### Sitting/Dining Room

A generous and bright room, recently re-decorated with plenty of space for both sitting and dining and the added benefit of another large walk in storage cupboard. This delightful room has a feature fireplace and electric heating and leads directly to the kitchen.

### Kitchen

A fully fitted kitchen to the rear of the building with a new electric hob, extractor fan, stainless steel sink and drainer, and eye level oven. There are matching wall and base units with laminate work surfaces and space for a washer/drier. A lovely light and bright space with a pleasant outlook.

### Bedroom

A large bedroom with fully fitted wardrobes, electric wall heater, window and additional velux window.

### Shower Room

A white suite comprising large walk in shower with electric wall mounted shower attachment, pedestal wash hand basin, low level w.c., and new flooring.

### Exterior

A communal garden is accessed to the rear of the building or via the residents sitting room, together with parking on a first come first serve basis, covered cycle racks and front and rear monitoring cameras.

### Useful Information

Tenure: Leasehold 125 years from 1/4/2003 (105 years remaining)  
Management Company Service Fee: £2,816.99 (paid in two 6 monthly instalments)  
Ground Rent: £200 pa (paid in two 6 monthly instalments)  
Local Authority: Bristol Council  
Council Tax Band: B  
Services: Water, Drainage and Electric.  
Service charges include: Careline system; building insurance, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager

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- Henleaze Road Location
  - One Double Bedroom Apartment
  - Plenty Of Storage
  - Residents Sitting Room & Kitchenette
  - Independent Living For The Over 55's
  - Situated To The Rear Of The Building
  - Entry Phone System
  - Communal Courtyard & Parking

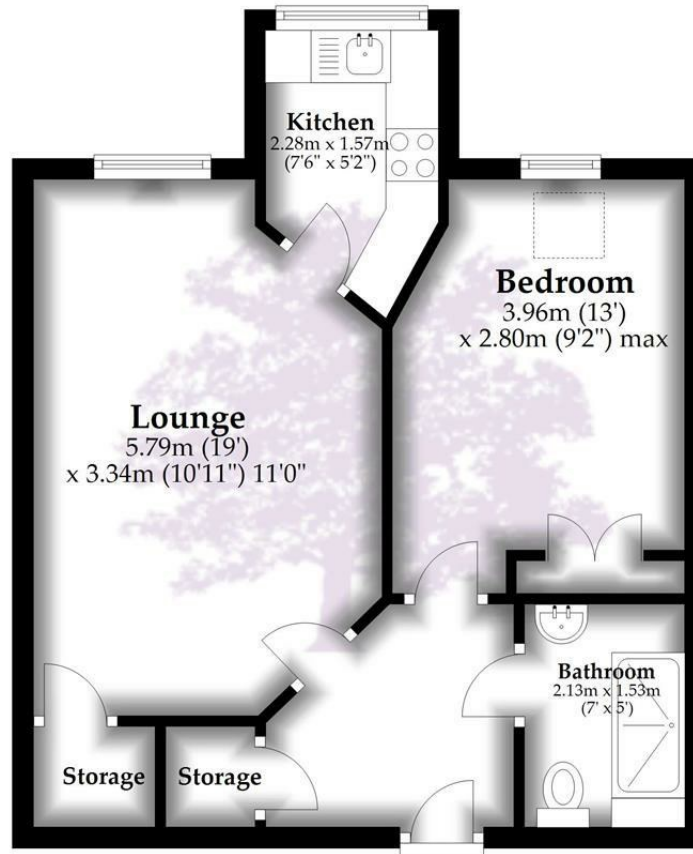


£140,000



# Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 41.0 sq. metres (441.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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