



108A WEST BROADWAY,
HENLEAZE, BS9 4SS

**GOODMAN
& LILLEY**



A WONDERFUL ONE BEDROOMED GARDEN APARTMENT, LOCATED ON A POPULAR AND SOUGHT AFTER HENLEAZE ROAD WITH GREAT ACCESS TO THE SHOPS, RESTAURANTS AND PUBLIC HOUSES ON BOTH THE GLOUCESTER ROAD AND HENLEAZE HIGH STREET.

Location

Henleaze is a highly desirable and sought after area with a wide range of amenities including coffee shops, a Waitrose supermarket and a cinema. There are good links to Bristol City Centre, the M4/M5 motorway networks and rail services are available from Bristol Temple Meads and Bristol Parkway stations which serve the country nationwide. Southmead Hospital is also within walking distance.

Accommodation

Please see the floorplan for room measurements.

Entrance

Via a double glazed entrance door to the hallway.

Entrance Hallway

Generous with understairs storage cupboard, radiator and doors to all rooms.

Sitting Room

To the front of the apartment with double glazed bay window, radiator and built in storage.

Bedroom

With double glazed bay window to the rear aspect with views across the gardens, radiator. A good sized double bedroom.

Kitchen

A separate modern fitted kitchen with wall and base units, work surfacing over, fitted sink and gas cooker, washing machine, wall mounted gas boiler, double glazed window to the rear and door to side providing access to the garden.

Bathroom

Fitted modern bathroom suite comprising of a panelled bath with shower fitted over, wash basin and low level wc. Tiled surrounds, double glazed window and towel rail/radiator.

Outside

Rear Garden

The apartment has sole uses of the wonderful (approx 70ft) rear garden with lawn and patio areas and rear access.

Parking

Off street one car driveway parking to the front of the property.

-
- Garden Apartment
 - One Double Bedroom
 - Off Street Parking
 - Sought After Location
 - Wonderful Rear Garden
 - Viewing Essential

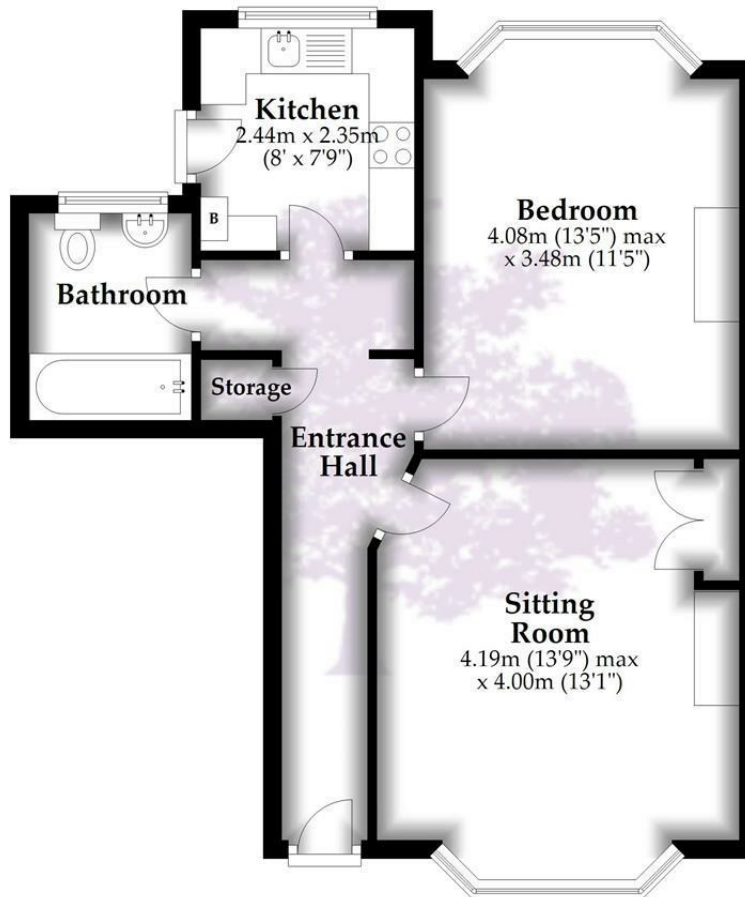


GUIDE PRICE £235,000



Garden Flat

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.8 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.