



17 Fallodon Court, Fallodon Way
Guide Price £265,000

RICHARD
HARDING

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Henleaze, Bristol, BS9 4HQ

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Located within the much sought after Fallodon Court retirement development, a spacious two double bedroom first floor apartment, circa 700 sq. ft., with semi open-plan dual aspect kitchen/sitting room, communal gardens, and off-street parking on a first come, first served basis.

Fallodon Court is a well-maintained and popular retirement development directly opposite Fallodon Way Medical Centre and a short walk away from Henleaze High Street with its array of amenities.

Whilst the apartment is on the first floor it's worth noting that there is already a stairlift fitted to the apartment, and it enjoys the benefit of a private entrance.

Internally, there is an open-plan kitchen/sitting room (20ft x 16ft) with two southerly facing windows and a further east facing window. There is a linked kitchen with base and eye level units plus wood effect worktops and integral appliances including fridge/freezer, electric hob, electric oven, and extractor hood. There are two good sized double bedrooms, shower room and two large storage cupboards off the hallway.

Externally, residents have access and use of the well-kept communal gardens and courtyard and there are parking spaces available on a first come first served basis. There is also a coded pedestrian gate onto a pretty tree-lined square with no vehicular access (this being council run).

Each apartment benefits from a twenty-four-hour-call system and goes through to a resident manager (when on duty) or to the housing association's dedicated call centre.

Fallodon Court is ideally located close to all local amenities. It is just a short walk to Henleaze High Street, with its wide selection of both independent and specialist stores, including butchers, bakers and delicatessen, all providing locally sourced food. There is also a local library, Waitrose Supermarket and independent cinema. Henleaze is well served by public transport, with frequent bus services to Bristol. By road, the A38 from the south, and the M32 from the north are the main roads to the city of Bristol, and by rail Bristol is at the hub of the national rail network in the west of England; First Great Western and other major train operators run local, regional and inter-city services from Temple Meads and Bristol Parkway Station. Bristol International Airport offers extensive flights both domestic and worldwide destinations.

The apartment is to be sold with no onward chain making a prompt move possible.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.





TENURE: it is understood that the property is leasehold for the remainder of a 99-year lease from 4 December 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1800. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B
PLEASE NOTE:

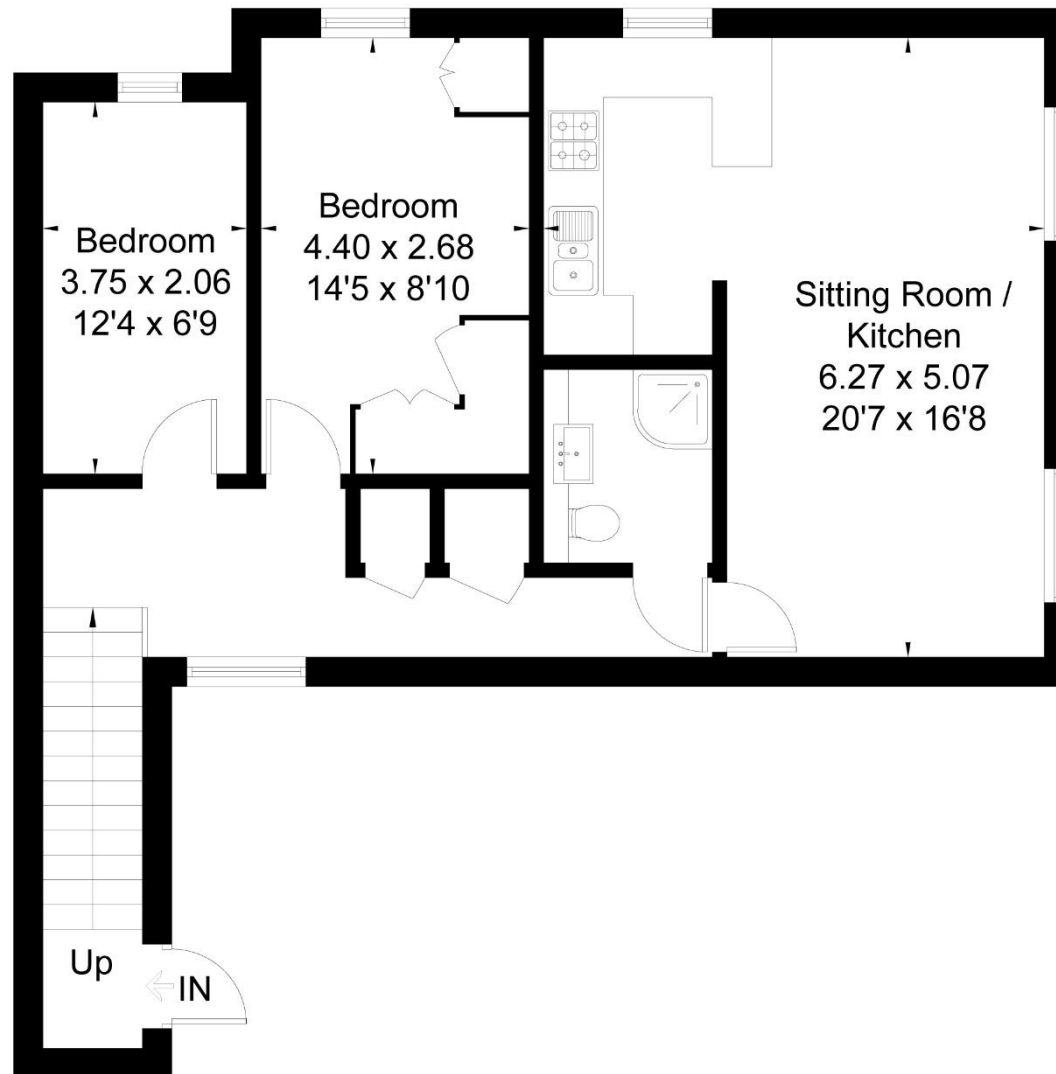
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

FALLODON COURT, FALLODON WAY, BRISTOL, BS9 4HQ

Approximate Floor Area = 65.6 sq m / 706 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94166