



Flat 3, 39 Henleaze Road, Henleaze, Bristol, BS9 4EY

GUIDE PRICE £465,000

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ESTATE AGENTS

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PROPERTY OVERVIEW

It is accessed by an original staircase still furnished with the stunning walnut handrails adorning the stairs. The accommodation consists of entrance hall, lounge/diner with bay window, corniced ceiling & fireplace, separate kitchen, three bedrooms, two of which have period fireplaces, and finally there is a fabulous hotel style bathroom. There is parking to the rear. The property is been beautifully improved by the current owners and should be viewed.

Outside:

There is an allocated parking space to the rear of the property.

Location:

Henleaze Road is within very close proximity of many amenities including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and a local cinema. North West Bristol offers golf courses, health and leisure clubs. There are excellent bus and transport links to Bristol City Centre, and to the M4/M5 motorway networks.

We think...

This is a fantastic base or family home with modern recently fitted kitchen & bathroom. It will suit someone looking for period extravagance with modern finishing.

Current Ground Rent: Approx. £25.00 per annum

Service Charge: Approx. £1,012.00 per annum

Length of Lease Remaining: Approx. 963 years

The lease information has been supplied by the Vendor.

KEY DETAILS

- Henleaze Road Period Apartment
- First Floor
- 3 Bedrooms
- Lounge/Diner
- Separate Kitchen With Fitted Appliances
- Parking Space
- Convenient Location

Guide Price: £465,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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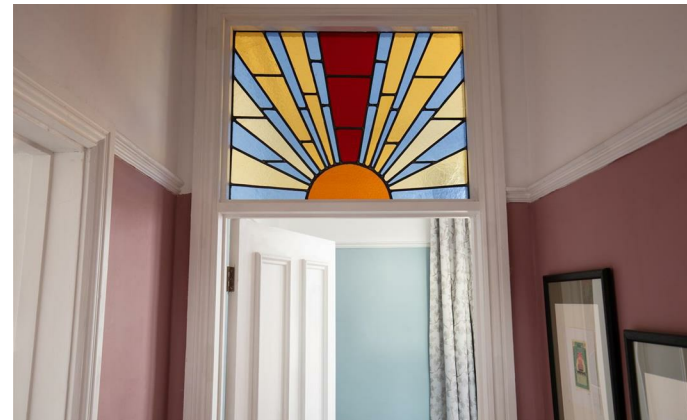
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First Floor

Approx. Gross Internal Floor Area 852 sq. ft / 79.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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