



Connells

Fallodon Court Fallodon Way
Bristol

Fallodon Court Fallodon Way Bristol BS9 4HQ

for sale offers in excess of
£280,000



Property Description

This first floor maisonette has its own private ground floor entrance which could be adapted to provide a stair lift.

The flat itself is fresh and light throughout and offers a lovely spacious living room, two bedrooms, modern kitchen and bathroom. There is double glazing throughout and the development is overseen by a night porter.

There is ample first come first served off-street parking, a mobility scooter shed and well-maintained communal gardens making Fallodon Court a wonderful retirement community and home.

Fallodon Court is tranquil retirement community close to Henleaze High Street, Westbury Village and the acres of open space that The Downs offers. There's a great selection of shops, cafés and amenities in Henleaze & Westbury and the Westbury Park Waitrose.

Bedroom 2

11' 4" x 6' 9" (3.45m x 2.06m)

Bathroom

8' 9" x 6' 1" (2.67m x 1.85m)

Communal Parking

Communal Gardens

Lounge

17' 9" x 13' 1" (5.41m x 3.99m)

Kitchen

10' 6" x 5' 9" (3.20m x 1.75m)

Utility Cuboard

Landing

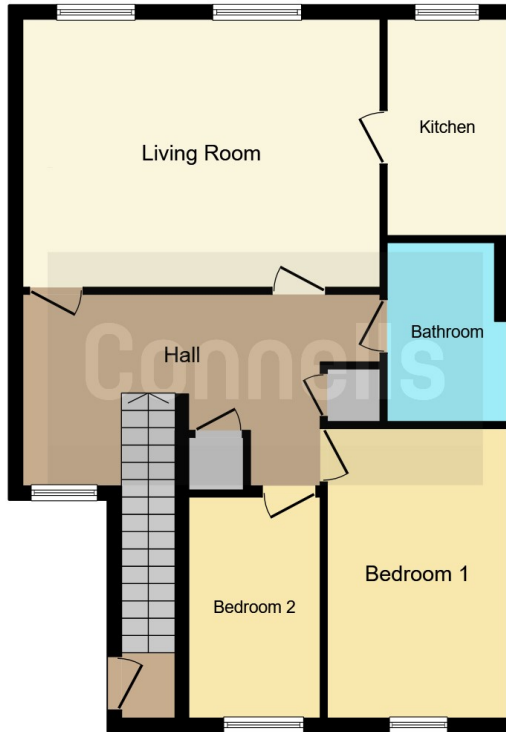
Bedroom 1

14' 2" x 9' 3" (4.32m x 2.82m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 172.66

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309137

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Oct 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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