



Connells

Maple Grange Henleaze Road
Bristol

Maple Grange Henleaze Road Bristol BS9 4NF

for sale guide price
£280,000

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

Property Description

If you are currently looking to downsize and wish to continue living independently why not consider taking a look at this two bedroom apartment situated in the sought after Henleaze area of Bristol. Maple Grange is a development of 22 apartments, built by David Wilson Homes in 2006. These high specification apartments cater for the over 60s who are still independently minded & young at heart but wish to also have the benefit of living in a secure & friendly environment with the opportunity to socialise with other residents if so wished. However, there are absolutely no expectations if you want to keep yourself to yourself.

Very conveniently, the bus stops right outside the door and there is an abundance of local amenities within walking distance in Henleaze High Street including a post office, banks, supermarkets, numerous coffee shops/restaurants as well as many independent retailers. There is easy access to motorway links out of the city via M4/M5 as well as the M32

from the city centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).











EPC Rating: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309147

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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