

estate agents **auctioneers**

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***PROBATE YET TO BE GRANTED *, 17, Fallodon Court Fallodon Way, Henleaze,
Bristol BS9 4JG
£375,000**

A rare opportunity to purchase an apartment in this ever popular and very highly regarded Henleaze retirement development within walking distance of the high Street shops & Medical Centre.

- Over 55@s Retirement Development
- First floor
- Prime Location with proximity to shops & medical centre
- Communal Gardens
- Resident Manager on site
- Two bedrooms
- Well presented
- Residents and Visitor parking available

The Property

Falldon Court is a beautiful and very popular retirement development directly opposite Falldon Way Medical Centre and is superbly well located to take advantage of the extensive range of amenities and services on Henleaze High Street as well as being within a short walk to Waitrose supermarket.

The property benefits from a spacious reception room with a pleasant south easterly aspect via the large windows onto the large communal gardens.

There is a linked kitchen with ample cupboards and worktops, tiled splash backs, and appliances such as fridge freezer, electric hob and oven and extractor fan.

Completing the accommodation, are two good sized bedrooms, shower room as well as storage cupboards off the hallway.

Each flat benefits from a 24 hour call system which goes through to a resident manager (when on duty) or to the housing association's dedicated call centre.

Externally, residents have access and use of the immaculately well tended communal gardens and courtyard and there are parking spaces available on a first come first serve basis.

Location - Henleaze

Henleaze is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Henleaze remains an incredibly popular family suburb.

Other Information

Leasehold: 99 years from 4th December 1987

Management Fee: £142.55 pcm

Ground rent: NA

Council Tax Band: B

Please Note

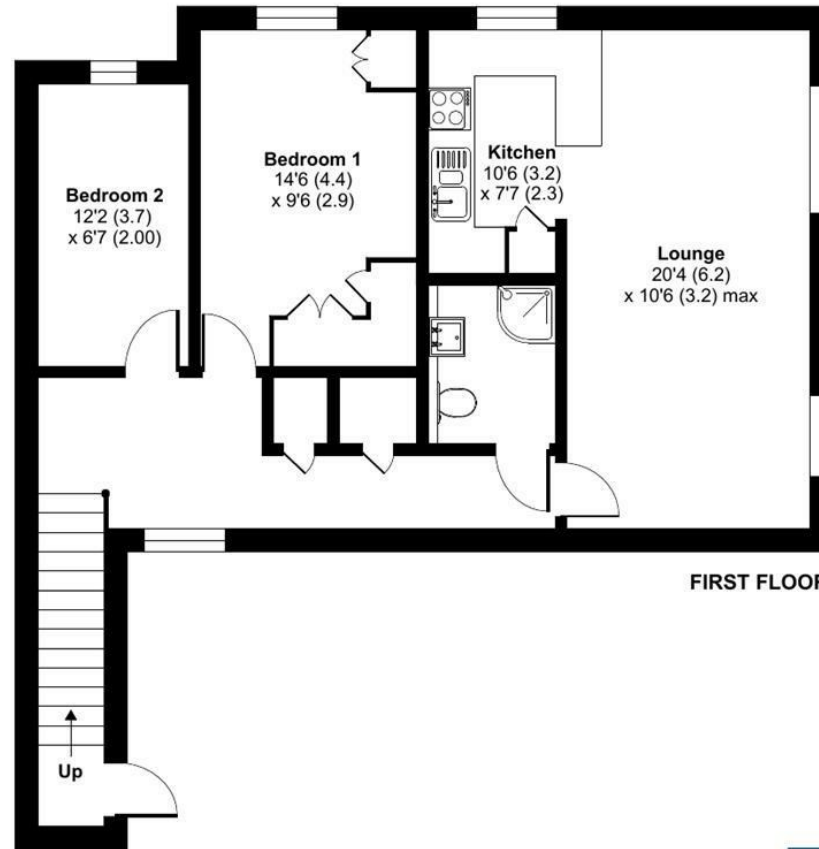
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Falloon Court, Falloon Way, Bristol, BS9

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



FIRST FLOOR



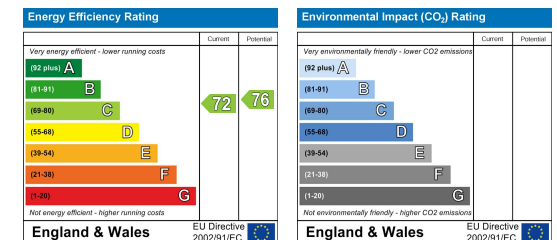
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1145071



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