



**MAGGS
& ALLEN**

MAPLE GRANGE 177 HENLEAZE

HENLEAZE, BRISTOL, BS9 4NF

Guide Price £135,000

FLAT 2, MAPLE GRANGE 177 HENLEAZE ROAD, HENLEAZE, BRISTOL, BS9

Guide Price £135,000

Conveniently located on Henleaze high street, with excellent transport links, this one bedroom ground floor retirement apartment with parking and communal gardens has large double bedroom, living room, kitchen and bathroom.

You enter the property into a spacious hall, and the living room is in front of you. This is a well proportioned, bright room. The kitchen is reached through this room as is fully fitted with integrated appliances. The spacious double has a fitted wardrobe, and the bathroom is tiled with bath with shower over, sink and WC. There is also an airing/storage cupboard to the left of the front door.

The property benefits from lots of communal facilities, such as tea room, well kept gardens, guest accommodation, and off street parking on a first come first served basis. There is also a warden on site.

Location

This property is situated in the highly desirable and sought after area of Henleaze and is close to the wide range of amenities on Henleaze Road and Westbury on Trym Village. There are coffee shops, a Waitrose supermarket, a local cinema and GP surgery. There are also good public transport links to Bristol's City Centre and the M4/M5 motorway networks as well as the regional shopping centre at Cribbs Causeway.

Directions

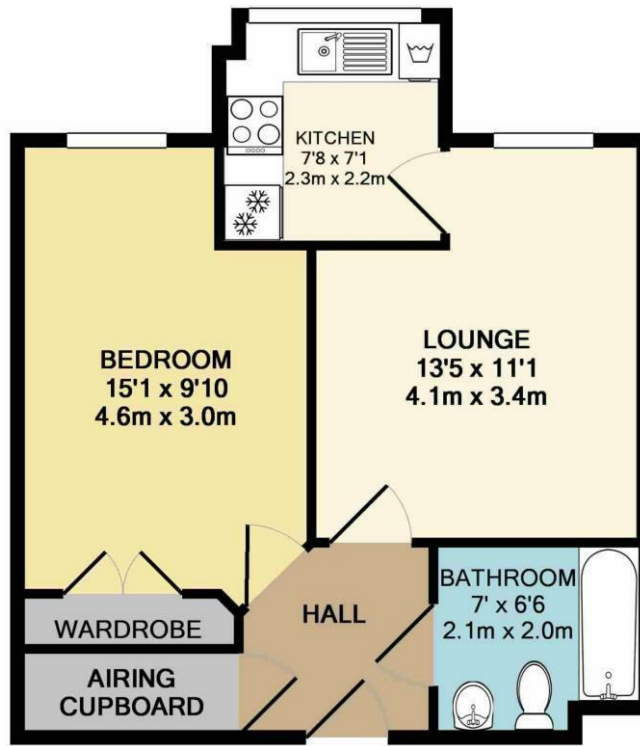
From the Maggs & Allen office on Northumbria Drive continue straight along. At the mini roundabout continue onto Henleaze Road.

Lease Information

Currently verifying lease information. Please contact the office for further information.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Ground Floor Retirement Apartment
- Guest Suite For Visitors
- Communal Gardens
- On-Site Warden
- Off-Street Parking (first come first served)
- 24-Hour Emergency Call System

Guide Price: £135,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

EPC: D

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact





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