



MAGGS  
& ALLEN

40 FALLODON COURT  
HENLEAZE, BRISTOL, BS9 4HQ  
Asking Price £300,000

A well-kept and recently updated retirement flat on the first floor, located in a contemporary and highly desirable development for over 55's with a unique corner outlook. Offered with no onward chain.

## Property Details

Entering on the ground floor, ascending to the first floor you will find a welcoming, spacious landing with space for storage and providing access to each of the rooms.

The lounge/diner is a well-sized room and provides access to the kitchen fitted with modern units and offering an elevated aspect with views of the surrounding area. Both of the bedrooms are well-proportioned, including a double bedroom with built-in wardrobes and a single bedroom. A recently fitted shower room with walk-in shower enclosure and two storage cupboard complete the internal aspect of this property. The flat is fitted with UPVC double glazed windows throughout and is in excellent condition.

The property enjoys the convenience of being on a level approach to Waitrose Supermarket and Falldon Way Health Centre, as well as being in close proximity to Henleaze Road and its amenities. Ample communal parking, well kept communal gardens, and a resident estate manager are further benefits.

Offered with no onward chain. Properties of this kind are in high demand, so an internal viewing is highly recommended.

## Location

Falldon Court is a highly regarded and extremely desirable over 55's development within Henleaze, located close to Henleaze High Street. Within very close and level proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose, local cinema and even a doctors surgery across the road.

## Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto White Tree Road and continue onto Falldon Way. Turn left into Falldon Court and the apartment is on the right hand side.

## Lease Info

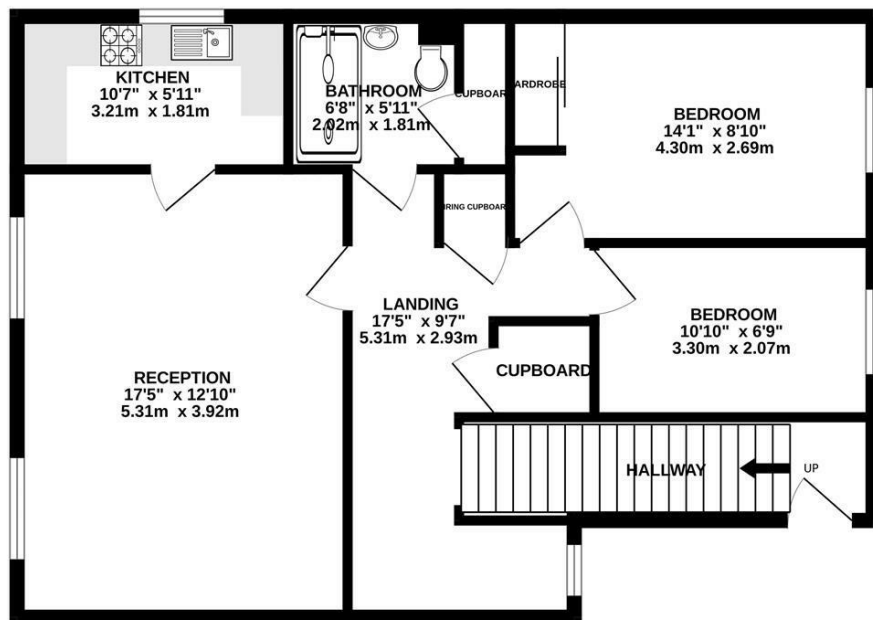
189 year lease from 10/10/1997

Annual Service Charge: £1,799 p/a until March 2025. Covers: on-site estate manager, on-call service; communal utilities; grounds maintenance; estate cleaning; waste management & pest control; inspections & maintenance of fire, lighting, call systems, door entry systems; water servicing; administration of maintenance contracts; general building repairs maintenance; all management fees. There is a sinking fund contribution to be made upon leaving/selling the flat. This currently equates to 0.5% of the price paid of the property, per year that you have owned it. For further information, please contact the office.

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



**FIRST FLOOR**  
733 sq.ft. (68.1 sq.m.) approx.



**TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Well-maintained retirement apartment
- Two bedrooms
- Open-plan lounge/diner
- Modern kitchen
- Modern shower room with walk-in shower enclosure
- Large communal garden
- Ample parking
- UPVC double glazing throughout
- Good storage
- Neutral decor

**Guide Price:** £300,000

**Tenure:** Freehold

**Council Tax Band:** B

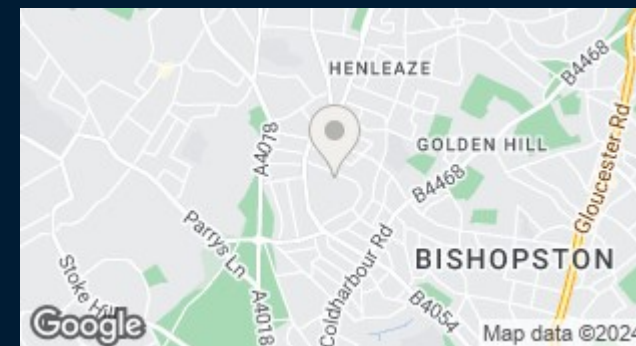
**EPC Rating:** C

**Local Authority:** Bristol City Council

**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 the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
0117 949 9000  
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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