



**MAGGS  
& ALLEN**

FLAT 3, 177, MAPLE GRANGE HENLEAZE

BRISTOL, BS9 4NF

Price Guide £150,000

An excellent opportunity to acquire this ground floor retirement property with one bedroom, situated on the bustling Henleaze high street, offering convenient access to local shops and superb transportation connections.

## Leasehold Information

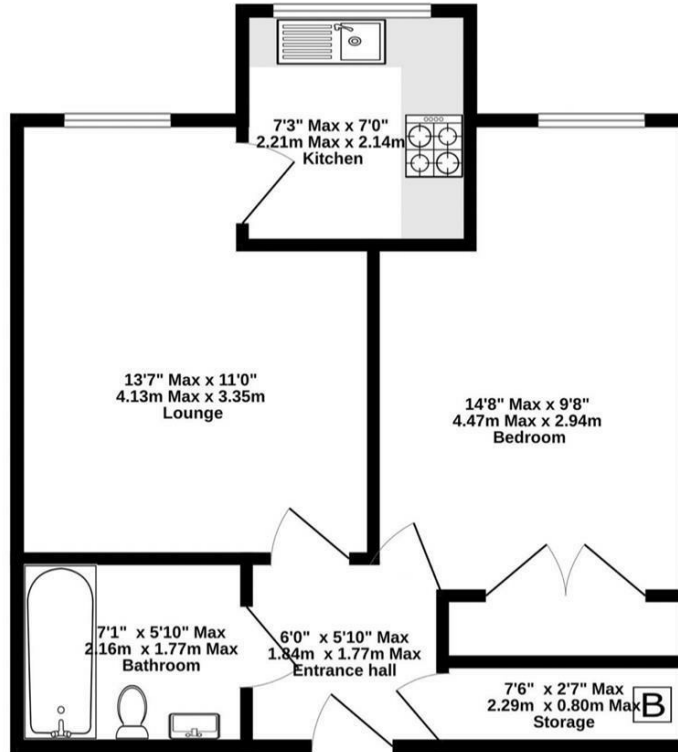
(Unexpired portion of 125-year lease dated 2006)

## Location

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



**Ground Floor**  
423 sq.ft. (39.3 sq.m.) approx.



Maple Grange

TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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- One-bedroom, ground floor apartment
- Retirement apartment
- Well-presented and surprisingly spacious
- Offered with no onward chain
- In an excellent location close to Henleaze High Street
- Double bedroom
- Superb communal spaces
- Regular on-site gatherings and activities
- Popular development

**Guide Price:** £150,000

**Tenure:** Leasehold

**Council Tax Band:** B

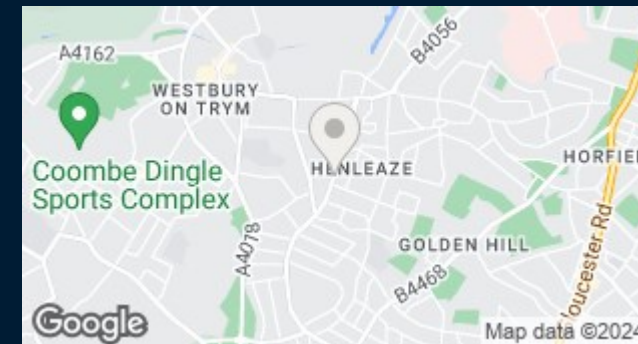
**EPC Rating:** C

**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.



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