



5 HENLEY GROVE COURT LAWRENCE GROVE

BRISTOL
BS9 4EL

5 HENLEY GROVE COURT LAWRENCE GROVE

BRISTOL BS9 4EL

SUMMARY

Offering bright and spacious accommodation throughout, this superb home also benefits from a garage, making it an excellent choice for first-time buyers, downsizers or investors alike.

ACCOMMODATION

Please see the floorplan for room measurements

The apartment is accessed via a secure communal entrance with telephone entry system and opens into a welcoming central hallway.

To the front of the property is an impressive sitting/dining room, flooded with natural light and providing ample space for both relaxing and entertaining. Adjacent is a well-appointed modern fitted kitchen offering an excellent range of storage and workspace.

To the rear are two well-proportioned double bedrooms, both enjoying a Henleaze outlook, served by a contemporary bathroom suite. Further benefits include double glazing throughout and gas central heating.

A particular highlight of the property is the garage. Located to the rear in a block offering excellent storage or secure parking. The development also benefits from communal bin stores and visitor parking to the front.

LOCATION

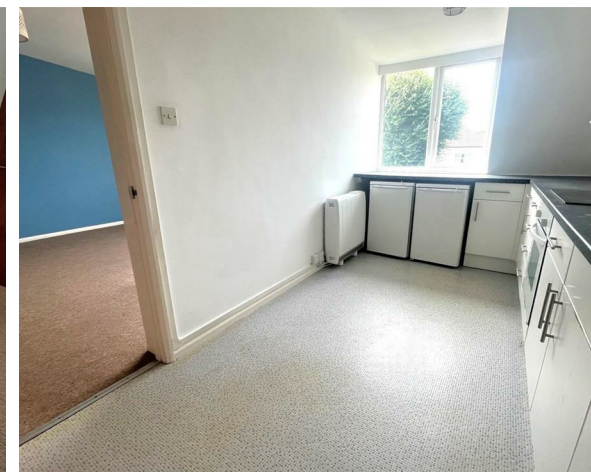
Lawrence Grove is one of Henleaze's most desirable residential addresses, perfectly positioned just a short stroll from the vibrant Henleaze High Street. An excellent selection of independent shops, cafés, restaurants, Waitrose, a cinema and everyday amenities are all within easy walking distance. The area is also renowned for its highly regarded state and independent schools, including Henleaze Infant and Junior Schools, while Westbury-on-Trym, Clifton and Bristol City Centre are all easily accessible, making this an outstanding location for a wide range of buyers.

FURTHER INFORMATION

Length of Lease remaining: approx. 944 years

The current yearly service charge is £3,161.33 which includes a £69.44 figure for reserves

The Block is managed by Adam Church Ltd







**GOODMAN
& LILLEY**

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

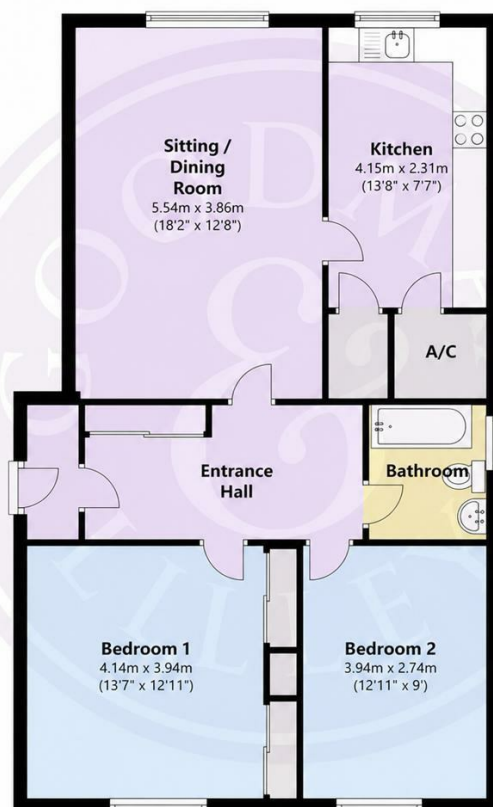
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK

First Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)

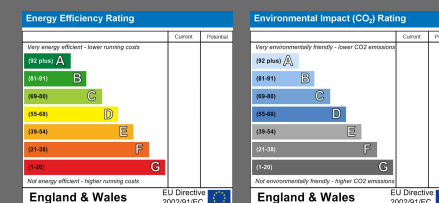
2 BEDROOMS
TENURE - LEASEHOLD

- Sought after modern apartment
- No onward chain
- Large living/dining room

1 RECEPTION ROOMS
IN ALL 836.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Two double bedrooms
- Highly sought-after Henleaze location



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm