34 Grange Close North,
Westbury on Trym, BS9 4AZ

Goodman
& Lilley

A SUPERB TWO BEDROOMED, FIRST FLOOR RETIREMENT APARTMENT SITUATED ON A HIGHLY DESIRABLE DEVELOPMENT IN HENLEAZE. FURTHER BENEFITS INCLUDE DOUBLE GLAZING, COMMUNAL PARKING, COMMUNAL GARDENS NO ONWARD CHAIN AND A RESIDENT ESTATE MANAGER.

Location

The apartment is superbly positioned equal distance between both Henleaze High Street and Westbury Village. Henleaze High Street is just 0.3 miles level access away, with Waitrose and a mix of eclectic shops and coffee bars.

Summary

The accommodation comprises a generous 18 ft. living/dining room, separate modern kitchen, two bedrooms, a modern shower room, and an additional room of good size currently used for storage and a study, possible third bedroom.

Accommodation

Please see the floorplan for room measurements and the layout.

Communal Entrance

With an attractive communal hallway accessed by an entrance door with entry phone system with stairs to the first floor (with stair lift) with storage cupboard under. There is an additional door to the communal rear gardens with a drying area.

Hallway

Double glazed entrance door to a good sized hallway with built in airing cupboard and doors to:

Sitting / Dining Room

A generous main reception room with space for both a dining table and seating area, double glazed bay window to the rear aspect, electric heaters and doorway to the kitchen.

Kitchen

A fitted kitchen with wall and base units, sink, spaces for cooker, washing machine and fridge/freezer. Tiled surrounds and double glazed window to the front.

Bedroom One

A double bedroom with electric radiator and double glazed window to the rear aspect.

Bedroom Two

A double bedroom with electric radiator and double glazed window to the rear of the property.

Bedroom Three

With double glazed window to the front elevation an ideal home office.

Shower Room

Fitted three piece suite comprising walk in shower cubicle, wash basin and low level WC. Tiled surround and double glazed window to the front.

Outside

Communal Gardens

There are secure manicured communal gardens with lawns and well tended borders to the rear. The development also has a couple of outside drying areas.

Parking

There is resident parking spaces to the front and rear of the building.

Useful Information

Tenure: Leasehold with monthly management charges of £226.

Local Authority: Bristol Council Tel: 0117 922 2000

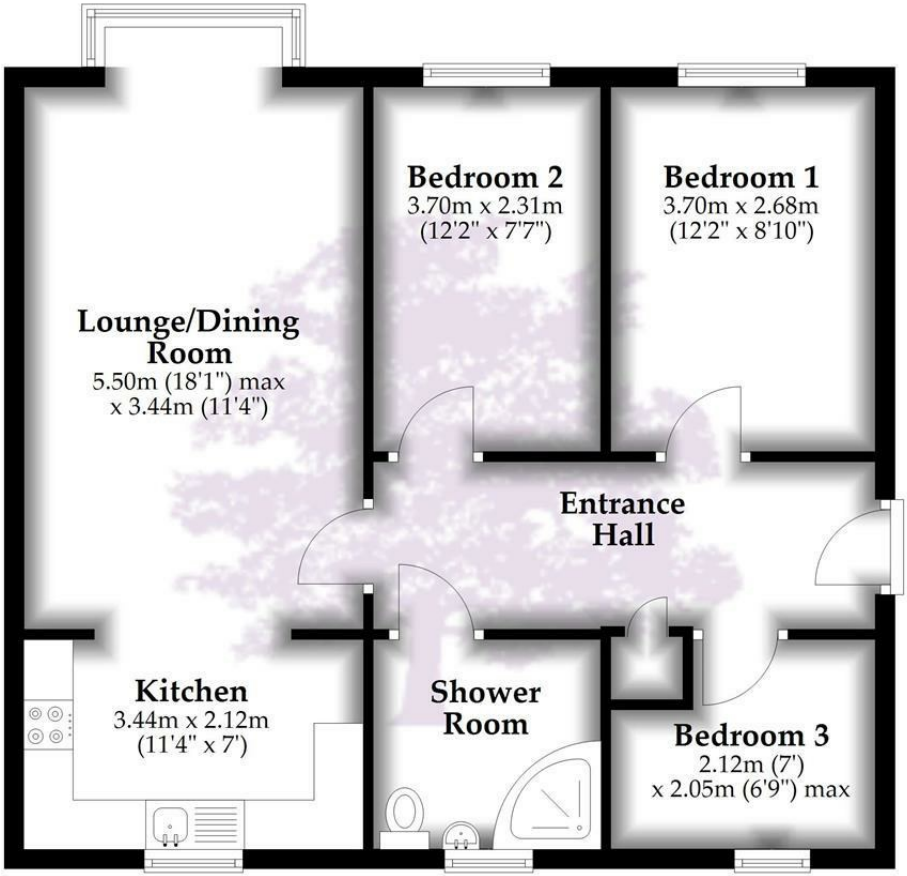
Services: Electric, Water & Mains Drainage

- Retirement Apartment
- Three Bedrooms
- First Floor (with stair lift)
- Sought After Location Between Henleaze and Westbury
- Level Access to Henleaze Road
- Parking & Communal Gardens

ASKING PRICE £235,000

Floor Plan

Approx. 66.5 sq. metres (716.3 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk rightmove The Property Ombudsman

WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.