



## FLAT 12, 177, MAPLE GRANGE HENLEAZE ROAD, BRISTOL BS9 4NF

### ACCOMMODATION

Please see floor plan for measurements

Accessed via a secure electronic key fob entry system, the development benefits from well-maintained communal hallways with lift and stair access to all floors, together with an on-site manager, welcoming residents' lounge and attractive communal gardens.

The apartment itself enjoys a pleasant position overlooking the communal gardens and is entered via a private front door into a spacious hallway, complete with two useful storage cupboards, one housing the hot water system.

The bright and airy sitting room is flooded with natural light from large windows and provides ample space for both seating and dining furniture. A doorway leads through to the adjoining kitchen, which is fitted with a range of wood-effect wall and base units, laminate work surfaces, a stainless-steel sink and integrated appliances including an electric oven, hob, fridge/freezer, extractor canopy and a recently installed washer/dryer.

The generous double bedroom benefits from fitted storage, while the well-appointed shower room is fitted with a three-piece suite comprising a walk-in shower, wash hand basin and WC.

Further benefits include electric central heating and an emergency pull-cord system providing direct access to first-response assistance for added peace of mind.

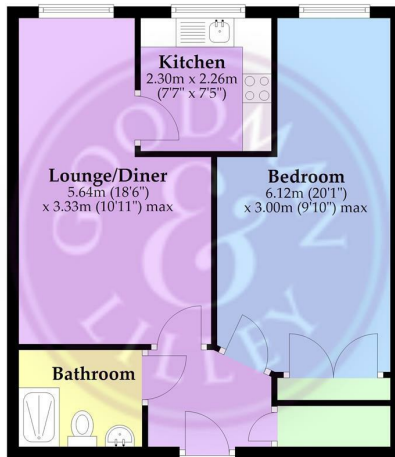
Residents of Maple Grange can enjoy a friendly community atmosphere, with regular social events including coffee mornings held within the communal lounge. The development also offers guest accommodation, available to hire for visiting family and friends. Externally, there are beautifully maintained communal gardens with patio seating areas and lawns, together with a separate garage building providing storage for mobility scooters and walking aids. Resident parking is available on a first-come, first-served basis.

Conveniently situated close to the heart of Henleaze, Maple Grange is ideally placed for easy access to local amenities, healthcare services and public transport links, with a bus stop located directly outside the development.



**GOODMAN & LILLEY  
BRANCH NETWORK**

**Apartment**  
Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 47.6 sq. metres (512.4 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.

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- Retirement Flat
- Galley Style Kitchen
- Communal Gardens
- Spacious Lounge
- Double Bedroom
- Emergency Cord System

Opening hours vary slightly in each office  
Mon to Fri 9am-6pm Sat 9am-4pm

