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FLAT 20 GRANGE COURT ROAD

HENLEAZE  
BS9 4DW

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### SUMMARY

In brief the apartment is accessed through the superb grounds and a communal hallway and offers re furnished accommodation comprising of a generous 23 ft open plan living area with space for table, a separate high quality fitted kitchen with integrated appliances, three double bedrooms, the master with en suite shower room, a bathroom and a separate wc. The apartment is also offered with a single garage and there is also a communal parking area.

### LOCATION

The apartment is located between the two highly sought after areas of Henleaze and Westbury-on-Trym, with access to their excellent shops and amenities. Within close proximity to excellent local schools and situated with good transport links to Bristol City center, easy access to the M4/M5 motorway networks, and is close proximity to Durdham Downs with its open spaces.

### ACCOMMODATION

Please see the floorplan for room measurements and layout.

### COMMUNAL HALLWAY

With entry phone and stairs to the first floor.

### HALLWAY

Access via the entrance door with built in storage cupboard and doors to:

### OPEN PLAN LIVING AREA

A wonderful light and spacious living area with ample space for sitting and dining areas large double glazed window s to the

### KITCHEN

### BEDROOM ONE

### EN SUITE SHOWER

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

### SEPARATE WC

### COMMUNAL GARDENS

The communal grounds offer generous lawned space with attractive tree and shrub borders and beds.

### GARAGE AND PARKING

The apartment has the benefit of a single garage and a communal parking area.

### FURTHER INFORMATION

Council Tax Band: D

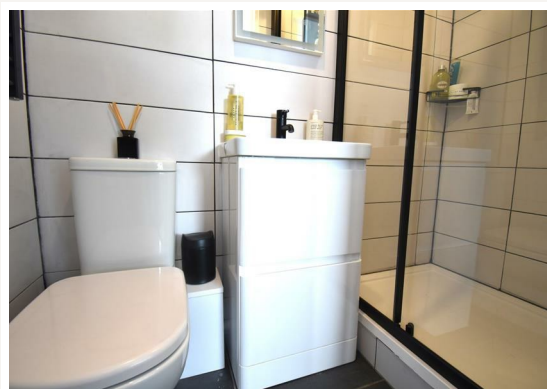
Leasehold Information -

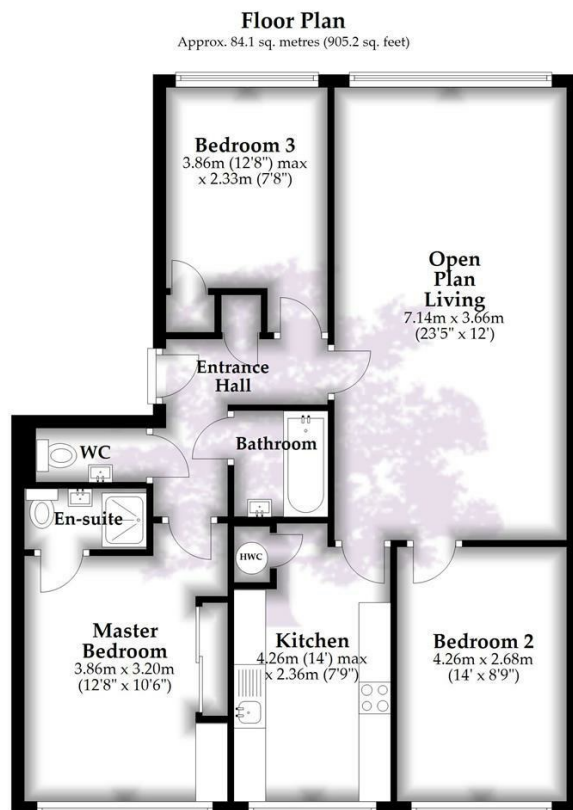
Length of Lease: 999 years from 1 January 1971

Ground Rent: £31

Management Charge: £2,040







Total area: approx. 84.1 sq. metres (905.2 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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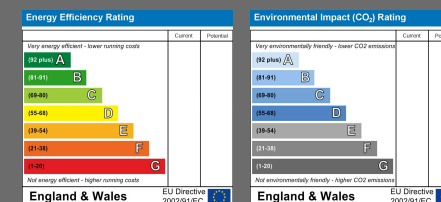
**3 BEDROOMS**  
TENURE -

- Superb Henleaze Location
- Three Double Bedrooms
  - Bathroom / WC
  - Garage / Parking

**NULL RECEPTION ROOMS**  
IN ALL SQ.FT

**2 BATHROOMS**  
COUNCIL TAX BAND - D

- Fully Re Furbished to a High Standard Throughout
  - En Suite to Master Bedroom
  - High Specification Fitted Kitchen
  - Generous Communal Gardens



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