



Connells

Maple Grange Henleaze Road
Bristol

Maple Grange Henleaze Road Bristol BS9 4NF

for sale offers in excess of
£280,000



Property Description

If you are currently looking to downsize and wish to continue living independently why not consider taking a look at this two bedroom apartment situated in the sought after Henleaze area of Bristol. Maple Grange is a development of 22 apartments, built by David Wilson Homes in 2006. These high specification apartments cater for the over 60s who are still independently minded & young at heart but wish to also have the benefit of living in a secure & friendly environment with the opportunity to socialise with other residents if so wished. However, there are absolutely no expectations if you want to keep yourself to yourself.

Very conveniently, the bus stops right outside the door and there is an abundance of local amenities within walking distance in Henleaze High Street including a post office, banks, supermarkets, numerous coffee shops/restaurants as well as many independent retailers. There is easy access to motorway links out of the city via M4/M5 as well as the M32 from the city centre.

Maple Grange

Maple Grange is situated in popular Henleaze area of Bristol. The apartment is accessed via the front. The House Manager's office can be found on the right hand side as you enter the rear of the building.

Entrance Hall

Lounge

14' 6" x 19' 2" (4.42m x 5.84m)

Kitchen

5' 8" x 12' 4" (1.73m x 3.76m)

Bedroom 1

10' 10" x 13' 2" (3.30m x 4.01m)

Bedroom 2

8' 4" x 13' 2" (2.54m x 4.01m)

Bathroom

Communal Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating:
Awaited

Council Tax
Band: C

Service Charge:
4909.12

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309421

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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