



FLAT 17, GRANGE COURT GRANGE COURT ROAD

HENLEAZE
BS9 4DW

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The apartment occupies the second floor and enjoys a pleasant outlook from its front and rear-facing windows, as well as access to the beautifully maintained communal grounds. Internally, the property offers unusually spacious living accommodation, with the main reception room being an open plan living space that opens directly into the kitchen room extending to approximately 36ft, providing plenty of room for distinct sitting, dining and kitchen areas.

The accommodation is completed by two good-sized double bedrooms, a bathroom and a separate WC. A single garage and communal parking are also included.

ACCOMMODATION

The standout feature of the apartment is the impressive 36ft open plan reception room and modern kitchen. This bright and versatile space offers considerable flexibility for both relaxing and entertaining, with ample room for full-sized sitting and dining furniture. The kitchen is fitted with a range of wall and floor-mounted units, complemented by work surfaces and tiled surrounds.

Large double-glazed windows to both the front and rear provide plenty of natural light and offer attractive views across the surrounding area and communal gardens. Electric radiators.

There are two comfortable double bedrooms.

The principal bedroom is positioned towards the rear with an electric radiator and double-glazed window.

The second bedroom faces the front and benefits from fitted wardrobes, and enjoys a pleasant outlook over the communal grounds.

The bathroom is fitted with a modern bath and wash hand basin, whilst a separate WC provides an additional useful facility.

OUTSIDE

Grange Court is particularly attractive for its established communal grounds, which provide generous areas of lawn surrounded by mature trees, shrubs and planted borders. The grounds create a pleasant and peaceful setting for the apartments.

GARAGE AND PARKING

The property comes with the benefit of a single garage, along with access to communal parking within the development.

LOCATION

The apartment is ideally positioned to take advantage of the amenities available in both Henleaze and Westbury-on-Trym. A wide variety of shops, cafés, restaurants and everyday facilities can be found close by, whilst the area is also well regarded for its excellent choice of schools.

For commuters, there are good road connections into Bristol City Centre and surrounding areas, with access to the M4 and M5 motorway networks within easy reach. The extensive open spaces of Durdham Downs are also nearby, providing an excellent recreational facility.

TENURE & CHARGES

Tenure: Leasehold with a share of the Freehold

Lease: 999 years from 1 January 1971

Management Charge: £2,706 per annum

Ground Rent: £31 per annum

Council Tax: Band D







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Floor Plan

Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 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.

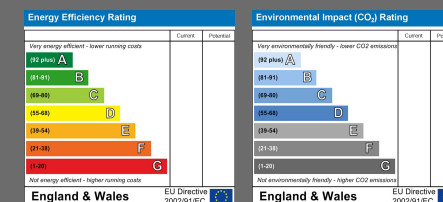
2 BEDROOMS
TENURE - SHARE OF FREEHOLD

1 RECEPTION ROOMS
IN ALL 835.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - D

- Sought After Modern Two Bedroom Apartment
- Impressive 36ft Open Plan Living Space
- Well-Maintained Communal Gardens

- Excellent Henleaze & Westbury-on-Trym Position
- Private Garage & Communal Parking
- No Onward Chain



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