GOODMAN & LILLEY

SFF, 9 HENLEAZE ROAD

HENLEAZE
BS9 4EX

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A stylish, characterful and exceptionally well-located home offering generous accommodation, a private garage and the convenience of having both Durdham Downs and Henleaze amenities close at hand. Viewing is highly recommended.

LOCATION
Perfectly placed for the lifestyle on offer, the property is within easy reach of Durdham Downs, Henleaze High Street and the surrounding shops and amenities, while also being well positioned for access to Westbury-on-Trym, Westbury Park and Bristol city centre.

ACCOMMODATION
Please see the floorplan for the room measurements and the property layout.

ENTRANCE
The apartment is accessed through an attractive communal hallway to the entrance door on the first floor.

HALLWAY / LANDING
Split level offering great space and filled with natural light by a double glazed atrium. There are doors to all rooms, and a cupboard housing the boiler and storage space.

LIVING / DINING ROOM
The property offers well-proportioned and versatile accommodation throughout, with a generous full-width lounge/diner forming an impressive main reception space. Enjoying a dual-aspect feature window, the room is filled with natural light and retains a lovely period fireplace, providing an attractive focal point and a wonderful combination of character and modern comfort.

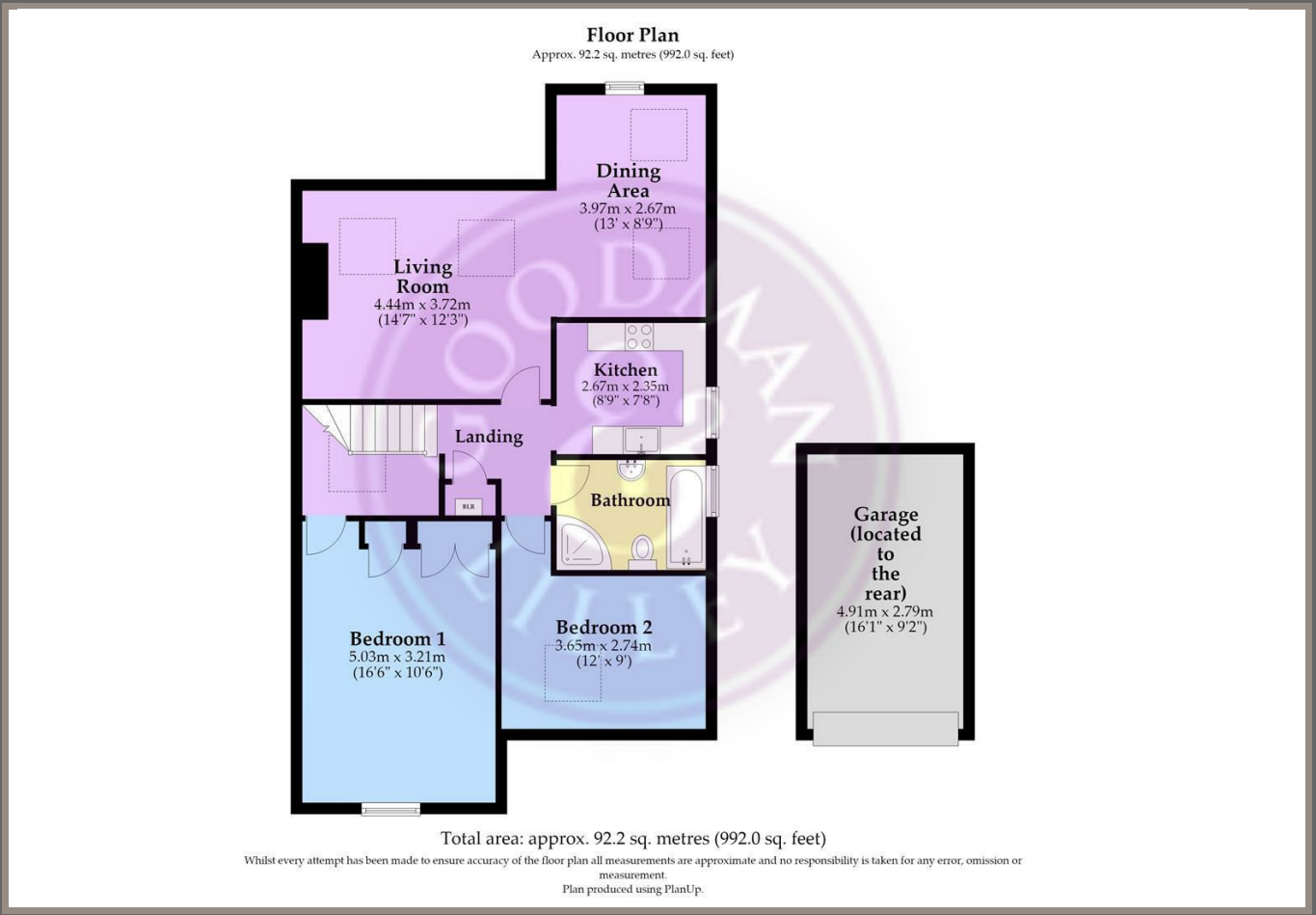
KITCHEN
The separate kitchen is well equipped and thoughtfully arranged, featuring cabinetry, attractive granite work surfaces and a range of integrated appliances. A side-facing double glazed sash window provides additional natural light and ventilation.

BEDROOMS
There are two excellent double bedrooms, both offering good proportions and providing comfortable and flexible accommodation for couples, sharers or those requiring a second bedroom for guests or home working. The master bedroom offers built in wardrobe and a double glazed sash window to the rear.

BATHROOM
The contemporary four-piece bathroom has been finished to a high standard and comprises a fitted white suite incorporating a wash hand basin, WC, separate enclosed shower and a particularly appealing double-ended bath.

GARAGE
A significant additional benefit is the private single garage, situated to the rear and equipped with electric, providing secure parking and excellent additional storage.

The property forms part of a small development of just three individual apartments, all owner/occupied which is professionally and efficiently managed by an active internal management company. This provides a well-maintained and straightforward arrangement for the residents
Equal share of freehold between 3 flats
999 year lease from 1987
Management Company Fee £85 pcm
Roof fully replaced 2021



2 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL 992.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Superbly Presented Split-Level Maisonette
- Spacious Full-Width Open-Plan Lounge/Diner
- Walking Distance of Henleaze Shops & Amenities
- Two Generously Sized Double Bedrooms
- Prime Location Close to Durdham Downs
- Private Single Garage

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

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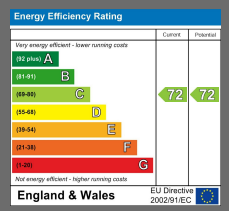

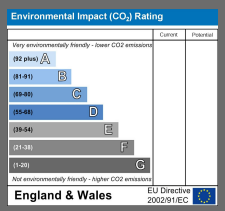

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm