GREENWOODS
property centre

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40 Hengrove Road, Bristol, BS4 2PS **£242,500**

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- Energy Rating - C
- Good Size Rear Garden
- One Double Bedroom
- Kitchen / Breakfast Room
- Ground Floor Apartment
- No Onward Chain
- Bay Fronted Reception / Dining Room
- Upvc Double Glazing & Gas Central Heating

Offered to the market with no onward chain, this spacious one bedroom ground floor apartment occupies a sought after position on Hengrove Road, just off the A37 Wells Road, placing a wealth of amenities right on your doorstep. Inside, the accommodation is well proportioned throughout, featuring a bright bay fronted sitting and dining room, a sizeable kitchen breakfast room, a double bedroom and a bathroom, all complemented by the added benefit of a private garden.

The property has been well maintained and improved over recent years, with a new roof installed in 2024, a new gas combination boiler fitted in 2025, and replacement UPVC double glazing installed approximately ten years ago. Gas central heating and double glazing throughout ensure comfort and efficiency year round.

One of the real attractions here is the lifestyle on offer. Within easy walking distance you'll find an excellent selection of local favourites, including the Jubilee Swimming Pool, the ever popular Knowle Pub, Fox and West Deli, the recently opened Bruhaha Brewpub and Social Space, Acapella and Southside Bar. There are also highly regarded schools nearby and several excellent parks, providing green open spaces and a welcome escape from city life.

For commuters and city lovers alike, the location works exceptionally well. Temple Meads Station is approximately a 40 minute walk or around a 15 minute cycle away, while Bristol's vibrant city centre and picturesque harbourside can also be reached on foot, making this a superb base from which to enjoy everything the city has to offer.

A spacious home, a thriving neighbourhood and no onward chain, this is a fantastic opportunity for first time buyers, downsizers or investors alike.

Reception / Dining Room 16'0" into bay x 13'1" max (4.89 into bay x 4.00 max)

Kitchen 13'0" x 11'0" (3.98 x 3.37)

Bedroom 12'6" x 11'3" max (3.82 x 3.43 max)

Bathroom 11'3" x 7'8" (3.45 x 2.35)

Tenure Status - Leasehold
No Service Charge
Ground Rent - £20 a year
999 year lease - 955 years remaining

Council Tax - Band A













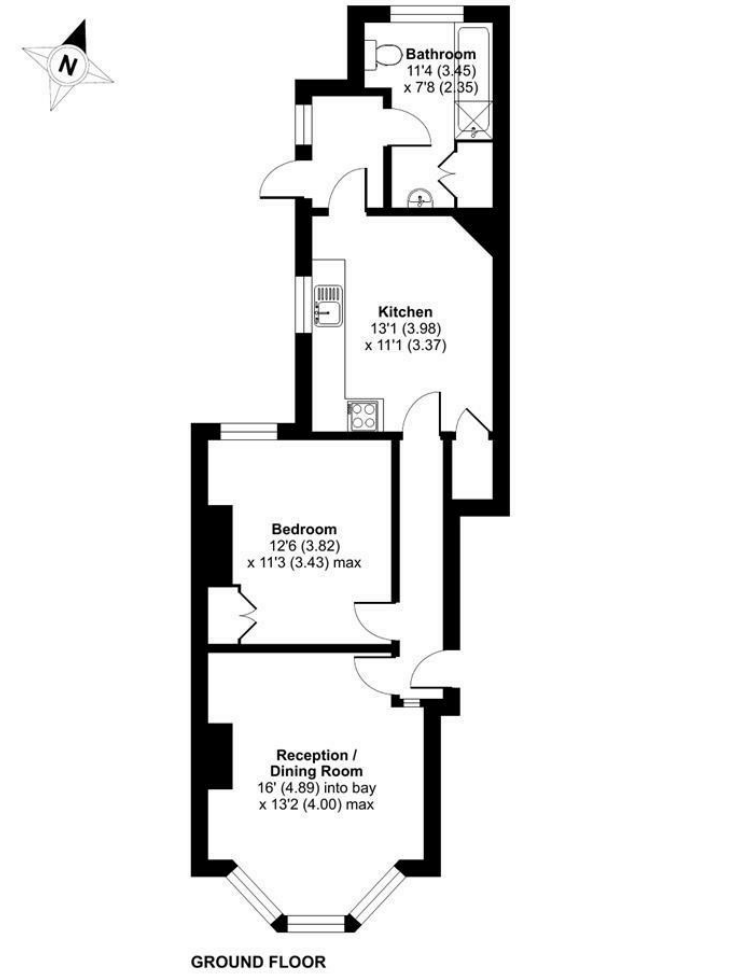
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Approximate Area = 657 sq ft / 61 sq m

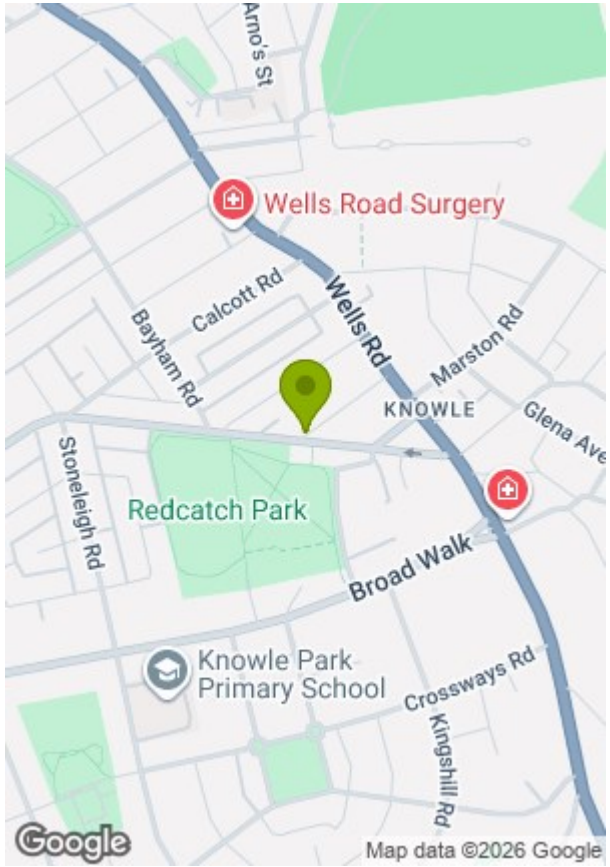
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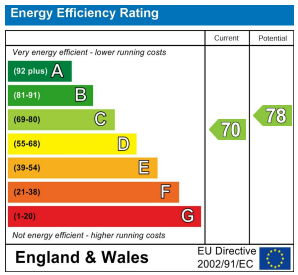


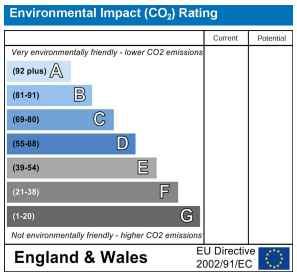
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1481687

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