



MAGGS  
& ALLEN

5, HOLMES COURT HOLMES GROVE  
HENLEAZE, BRISTOL, BS9 4EB  
£290,000

A well-presented, top floor apartment located on the ever-popular Holmes Grove; a stone's throw from Henleaze Road. Boasting two double bedrooms, a separate modern kitchen, bright living space and a south-facing balcony. Offered to the market with no onward chain.

## Summary

From Holmes Grove, a door provides access to a bright communal hall, with a staircase rising to the second floor landing, and in turn the front door.

Upon entering, you are greeted by a pleasant entrance hall, with wood effect flooring throughout and access to a large storage cupboard.

Off the hallway, a beautifully-presented reception room also benefits from wood-effect flooring, and provides ample space for both living and dining. A large, southerly-facing window allows the space to be flooded with natural light throughout the day. Adjacent, the second bedroom provides enough space for a double bed, and makes for an ideal home office. Glass sliding doors open from here onto the balcony - an ideal space to enjoy the sun through to the evening.

The kitchen is separate, and comprises a range of wall and base-mounted units with wood effect worktops. Integrated appliances include an electric oven, electric hob with extractor and stainless steel sink, with further space available for a fridge/freezer, washing machine and dishwasher. A large window provides pleasant, elevated views across the locality.

The main bedroom is a well-sized double, with a row of fitted wardrobes providing ample storage space.

Completing the accommodation is a three-piece bathroom, encompassing a toilet, sink and bath with shower over.

## Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

## Schools

E-Act St Ursula's Academy - 0.21 miles  
Henleaze Infant & Junior Schools - 0.34 miles  
Elmlea Infant & Junior Schools - 0.43 miles  
Westbury Park School - 0.54 miles

## Lease Information

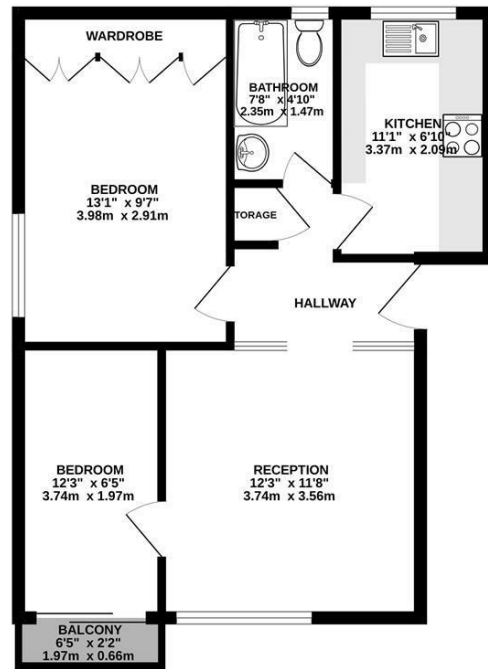
We understand there are 938 years remaining on the lease.

We understand there is an annual ground rent of £100, and no service charges.

Please note these figures should be checked by your legal advisor.



**SECOND FLOOR**  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two double-bedroom, top floor apartment
- Beautifully presented throughout
- Bright living space, plus a south-facing balcony
- Modern, separate kitchen
- Three-piece family bathroom
- Situated on a popular road, next to Henleaze Road, shops and amenities
- Offered to the market with no onward chain

**Guide Price:** £290,000

**Tenure:** Leasehold

**Council Tax Band:** B

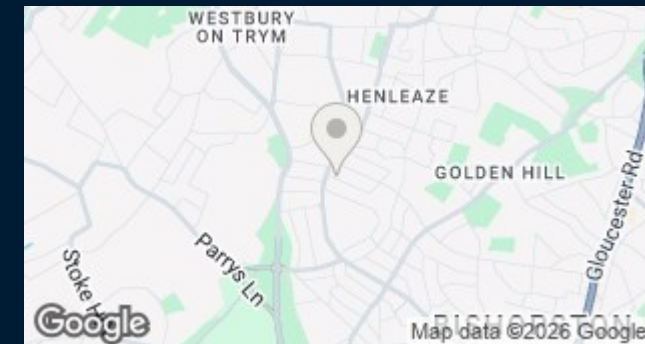
**EPC Rating:** E

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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