Grange Court, Grange Court Road, Henleaze, BS9 4DW

Goodman & Lilley

A light and spacious two bedroom apartment situated within the highly desirable Grange Court development with wonderful grounds, a garage and parking, close to Henleaze High Street and its amenities.

Summary

The apartment is situated on the 2nd floor and accessed through the superb grounds via a communal hallway and staircase and offers accommodation comprising of a generous 36 ft open plan living area with space for table, a separate fitted kitchen, two double bedrooms, a shower room, and a separate wc. The apartment is also offered with a single garage and there is also a communal parking area.

Location

The apartment is located between the two highly sought after areas of Henleaze and Westbury-on-Trym, with access to their excellent shops and amenities. Within close proximity to excellent local schools and situated with good transport links to Bristol City center, easy access to the M4/M5 motorway networks, and is close proximity to Durdham Downs with its open spaces.

Accommodation

Please see the floorplan for room measurements.

Communal Hall

With entry phone and stairs to all floors.

Entrance Hall

Access via the entrance door with built in storage cupboard and doors to:

Open Plan Living Area

A wonderful light and spacious living area with ample space for sitting and dining areas, electric radiators, large double glazed windows to the front and rear aspects, both with pleasant outlooks.

Kitchen

A fitted kitchen with wall and base units, work surfacing fitted over, sink unit, spaces and plumbing for dish washer and washing machine, space for fridge / freezer, cooker, built in storage, tiled floor and surrounds, double glazed window to the rear.

Bedroom One

To the rear of the apartment the first of two double bedrooms with fitted wardrobes, electric radiator, and double glazed window.

Bedroom Two

Double glazed window to the front aspect with attractive views over the communal grounds, built in storage.

Shower Room

Fitted with a suite comprising of a walk in shower cubicle and wash basin.

Separate WC

There is a useful separate WC fitted with a toilet.

Communal Grounds

The generous communal grounds offer ample lawned space with attractive tree and shrub borders and beds.

Garage and Parking

The apartment has the benefit of a single garage and a communal parking area.

Further Information

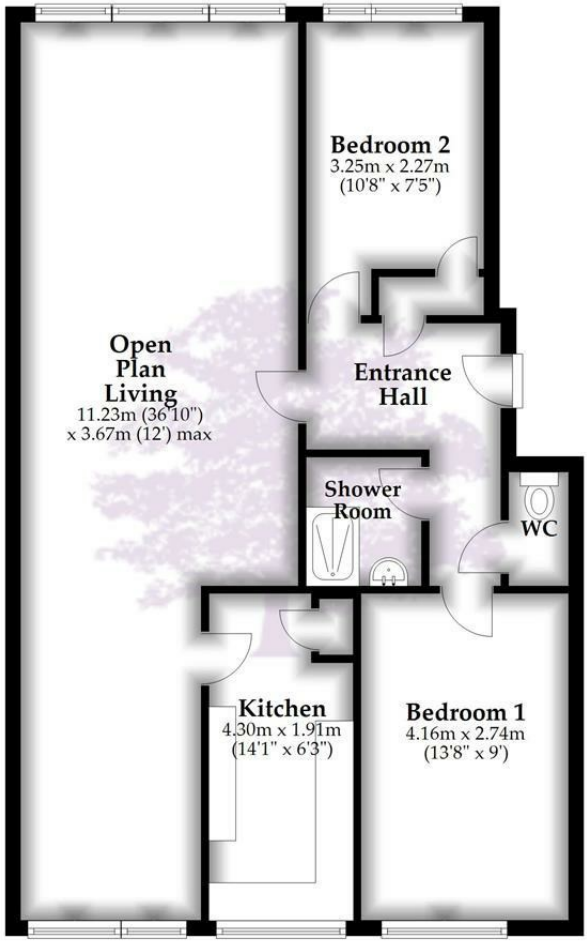
Council Tax Band: D

Leasehold Information -
Length of Lease: 999 years from 1 January 1971
Ground Rent: £31
Management Charge 2025: £2,691

- Superb Henleaze Location
- Garage / Parking
- Sought After Development
- Two Double Bedroom Modern Apartment
- Generous Communal Gardens
- No Chain / Viewing Recommended

Guide Price £275,000

Floor Plan



Total area: approx. 79.4 sq. metres (854.3 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.

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