96B Henleaze Road, Henleaze, Bristol, BS9 4JZ

GUIDE PRICE £279,000

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

Occupying the second floor of this purpose-built development, this well-presented, redecorated and recarpeted three-bedroom apartment offers surprisingly generous accommodation extending to approximately 762 sq ft and is ideally positioned on the ever-popular Henleaze Road, just a short stroll from the area's excellent range of independent shops, cafés, Waitrose, Henleaze Library and the Orpheus Cinema.

Accessed via a well-maintained communal entrance and staircase, the apartment opens into a welcoming entrance hall providing access to all principal rooms. The spacious sitting room is undoubtedly a standout feature, measuring over 16ft in width and benefiting from direct access to a private balcony, creating a bright and comfortable living space.

The kitchen/breakfast room is fitted with a comprehensive range of wall and base units, ample worktop space and room for a breakfast table, making it a practical space for day-to-day living.

The property offers two generous double bedrooms together with a third bedroom, ideal as a nursery, guest room or home office. A modern bathroom serves the apartment and is fitted with a contemporary white suite and shower over the bath.

Further benefits include replacement double glazing throughout, useful built-in storage cupboards, a long lease and no onward chain.

Offering excellent space, flexibility and convenience in one of Bristol's most sought-after suburbs, this apartment is likely to appeal to first-time buyers, downsizers and investors alike.

Location
Henleaze remains one of Bristol's most desirable residential suburbs, renowned for its strong sense of community, excellent local amenities and proximity to green open spaces. Henleaze Road and nearby North View offer an excellent selection of independent shops, cafés, restaurants and everyday conveniences, whilst Durdham Downs is within easy reach, providing over 400 acres of recreational space. The area is also well served by public transport and offers convenient access to Bristol city centre, Southmead Hospital and the wider motorway network.

Lease Information
999-year lease from 1983
Ground rent £50 per annum

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KEY DETAILS

- A Spacious Second Floor Apartment (Approx. 762 sq ft (70.80 sq m)
- 3 Bedrooms
- Large Sitting Room With Balcony
- Kitchen/Breakfast Room
- Replacement Double Glazing Throughout
- No Onward Chain

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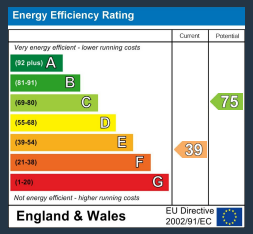
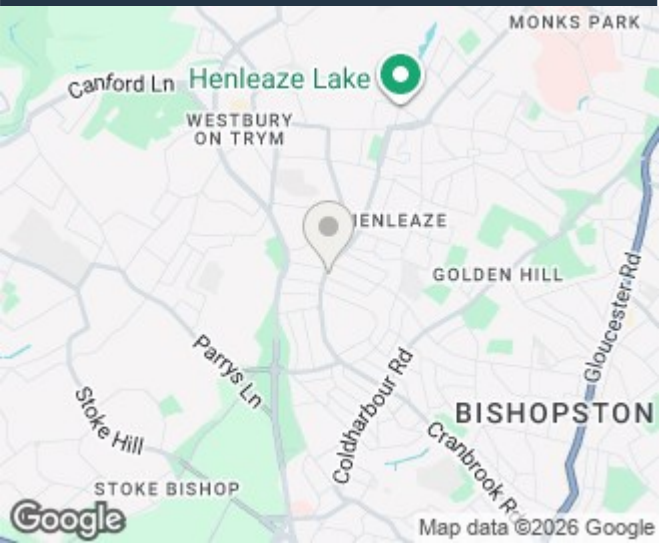
Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain





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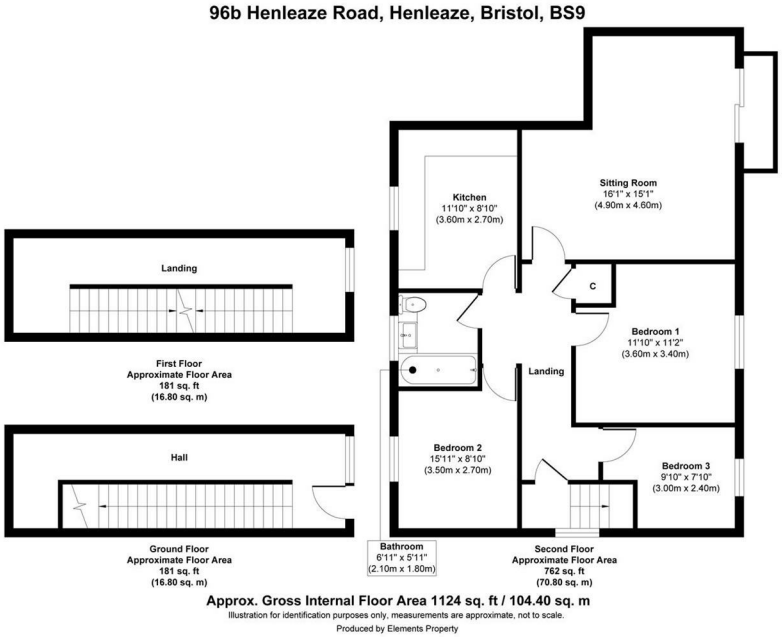

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