



11, Fallodon Court Fallodon Way, Henleaze, Bristol, BS9 4HQ

GUIDE PRICE £365,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

An incredibly rare opportunity to acquire a ground floor retirement apartment (for the over 55s) within the highly regarded Fallodon Court development in the heart of Henleaze, further benefiting from a lease renewed in 2017.

Ground floor apartments within the development seldom come to market and this particular property enjoys the added advantage of direct access onto the attractive communal gardens via patio doors, leading onto a private patio area.

The accommodation is well balanced and accessed via a welcoming entrance hall with useful storage. The living / dining room is a generous and bright space, enjoying pleasant views over the communal gardens and providing ample room for both seating and dining furniture.

A separate fitted kitchen offers a practical layout with good worktop and cupboard space. There are two well-proportioned bedrooms, both positioned quietly within the apartment, alongside a modern shower room.

The property further benefits from UPVC double glazing throughout, helping to create a bright and energy-efficient living environment.

Externally, Fallodon Court is set within beautifully maintained communal gardens, providing a peaceful outdoor setting to enjoy. There is also ample communal parking available for both residents and visitors, together with the reassurance of an on-site Resident Estate Manager.

Offered to the market with no onward chain, this represents a rare opportunity to secure a ground floor apartment within one of North Bristol's most desirable retirement developments.

Lease Information:

Length of Lease Remaining: Approx. 149 years (lease was extended on 13th October 2017)

Current Service Charge: Approx. £172.66 per month - this covers live-in warden, day-to-day repair and management of the estate, including insurance of the building and maintenance of communal areas. Any excess monies goes into an estate sinking fund to be used for future upkeep.

KEY DETAILS

- Incredibly Rare Ground Floor Retirement Apartment (Over 55s)
- Lease Renewed In 2017
- Two Well-Proportioned Bedrooms
- Private Patio Area
- Resident Estate Manager
- Ample Communal Parking
- No Onward Chain

Guide Price: £365,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

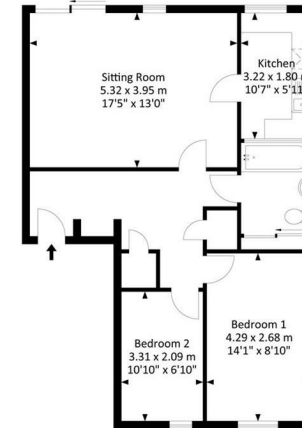
Viewing: By appointment only



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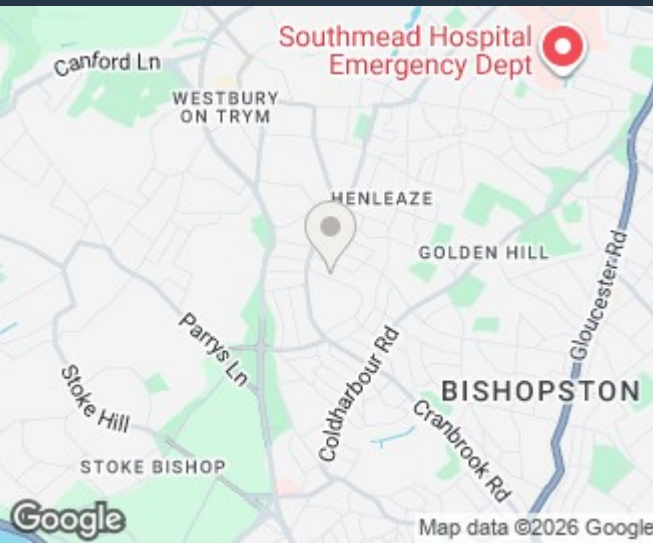
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Fallodon Court, Fallodon Way, Henleaze, Bristol, BS9 4HQ
Approx. Area 691.0 Sq.Ft - 64.20 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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