



FALLODON COURT FALLODON WAY,  
HENLEAZE, BS9 4HQ

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GOODMAN  
& LILLEY



SITUATED ON THE HIGHLY REGARDED FALLODON COURT RETIREMENT DEVELOPMENT, CLOSE TO HENLEAZE HIGH STREET IS THIS WONDERFUL TWO BEDROOM GROUND FLOOR APARTMENT WITH PARKING, WHICH OFFERS DIRECT ACCESS TO THE DEVELOPMENTS GARDENS.

Entrance Hall

Private double glazed entrance door, electric heater, generous built in storage cupboards and doors to :

Parking

There is communal, resident and visitor parking.

Lounge / Dining Room

Generous main room with ample space for both living and dining areas, electric heaters, double glazed window and double doors to rear garden and private patio. Door to:

Kitchen

Fitted kitchen with built in appliances, sink unit, tiled surrounds, space for washing machine and fridge freezer, double glazed window out to the gardens.

Bedroom One

A good sized double bedroom with double glazed window to the front aspect, electric heater, fitted wardrobes and cupboards.

Bedroom Two

With double glazed window to the front, electric heater, and a fitted wardrobe.

Bathroom

Fitted with a three piece suite with panelled bath, low level WC and wash basin. Electric heater and generous built in storage cupboard.

Outside

Communal Gardens

Fallondon Court has well maintained attractive gardens with this apartment enjoying direct access and a private south facing patio.

- Ground Floor Garden Apartment
  - Communal Gardens
  - Close To Shops / Amenities
  - Sought After Retirement Development
- Two Bedrooms
  - Excellent Location
  - Resident Manager
  - Parking



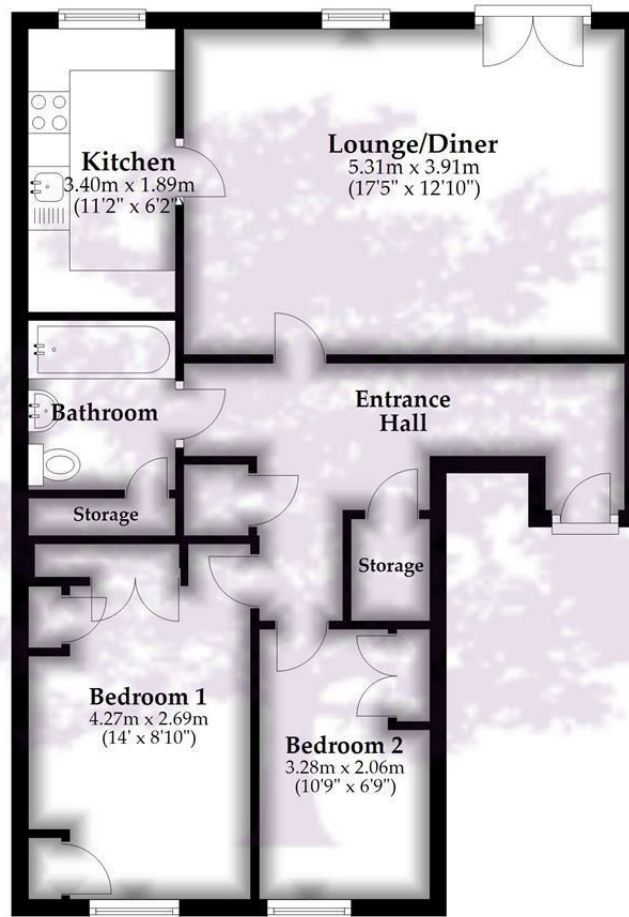
GUIDE PRICE £335,000





## Floor Plan

Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 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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