



FERNDOWN GRANGE HENLEAZE ROAD,  
HENLEAZE, BS9 4NJ

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GOODMAN  
& LILLEY



### Summary

This apartment situated to the rear of the building offers a living room with ample space for a dining table and chairs, a modern fitted kitchen, a newly fitted shower room and a large storage cupboard. The bedroom is generous in size with a built-in wardrobe. There is also parking on a first come first serve basis and pleasant communal gardens to the rear. Lift and stair access to all floors, and residents sitting room and kitchen for communal entertaining with some organised social events. Guest facilities are available in neighbouring Maple Grange, and as a reciprocal arrangement nationally. Exclusively for the over 55's each of the apartments also come with a 24 hour Careline support system. Double glazed windows throughout. Main bus route through to the city centre. NO ONWARD CHAIN

### Entrance

Access to the building is via a secure glazed door with an entrance intercom, lobby and managers reception. There is lift and stair access from this level to the upper floors together with the residents sitting room and kitchenette. Doors lead from the sitting room to a delightful rear courtyard and parking.

### Entrance Hall

The apartment has a generous hallway accessed from the communal landing which leads in turn to the rest of the accommodation with the additional benefit of a storage cupboard and entry phone system.

### Sitting / Dining Room

A generous and bright room with plenty of space for both sitting and dining. This delightful room has a large double glazed window to the rear, electric heating and leads directly to the kitchen.

### Kitchen

A fully fitted kitchen with hob, extractor fan, stainless steel sink, and eye level oven. There are matching wall and base units with laminate work surfaces, double glazed window, space for a washer/drier and fridge/freezer which are included in the sale.

### Bedroom

A large double bedroom with built in wardrobe, electric wall heater, double glazed window to the rear.

### Shower Room

A white suite comprising large walk in shower with wall mounted shower attachment, pedestal wash hand basin and low level w.c.

### Gardens and Parking

A communal garden is accessed to the rear of the building or via the residents sitting room, together with parking on a first come first serve basis, covered cycle racks and front and rear monitoring cameras.

### Useful Information

Tenure: Leasehold 125 years -102 years remaining

Management Company Service Fee: £3,200 pa approx (paid in two 6 monthly instalments) to include water and sewerage rates

Ground Rent: £240 pa (paid in two 6 monthly instalments)

Local Authority: Bristol City Council

Council Tax Band: B

Services: Water, Drainage and Electric.

Service charges include: Careline system; building insurance, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager

- Sought After Henleaze Road Location
- One Double Bedroom Apartment
- Entry Phone System
- Residents Sitting Room & Kitchenette

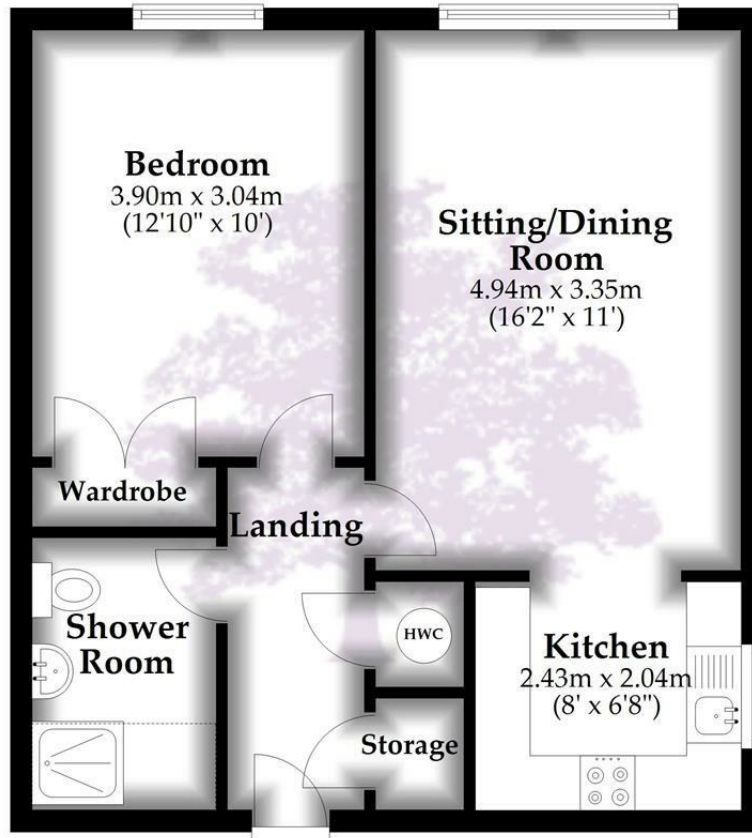
- Independent Living For The Over 55's
- Lift To All Floors
- Situated To The Rear Of The Building
- Communal Courtyard & Parking



ASKING PRICE £140,000



# Floor Plan



Total area: approx. 46.2 sq. metres (497.1 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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