



29 FALLODON COURT,  
HENLEAZE, BS9 4HQ

---

GOODMAN  
& LILLEY



### Location

The property benefits from a level approach to Waitrose supermarket and Falldon Way Health Centre, and is also within close proximity to Henleaze Road with its excellent range of local amenities.

### Summary

The accommodation in brief comprises of a generous 17ft plus sitting/dining room, a separate kitchen, two bedrooms, and a bathroom. Additional advantages include double glazing throughout, ample communal parking, well-maintained communal gardens, and a resident estate manager.

### Accommodation

See the floorplan for room measurements.

### Entrance

Via a double glazed entrance door with stairs, to the entrance hall.

### Entrance Hall

A spacious hallway with two very generous storage cupboards, electric heater and doors to :

### Sitting / Dining Room

A generous main room with ample space for both living and dining areas, electric heater, double glazed windows overlooking the rear gardens. Door to:

### Kitchen

Modern fitted kitchen with spaces for built in appliances, sink unit, tiled surrounds, and a double glazed window to rear overlooking the gardens.

### Bedroom One

A good sized double bedroom with double glazed window to front aspect, electric heater.

### Bedroom Two

With double glazed window to front aspect.

### Bathroom

A fitted modern bathroom comprising of bath with shower fitted over, wc and wash basin, tiled walls and floor, window and door to the airing cupboard.

### Outside

### Communal Gardens

Falldon Court has well maintain attractive gardens.

### Parking

There is communal resident and visitor parking.

### Further Information

Tenure: it is understood that the property is leasehold for the remainder of a 99-year lease from the 3th April 1989. This information should be checked with your legal adviser.

Management Charge: it is understood that the monthly service charge is £172.66.

Bristol City Council. Council Tax Band: B

Services: Electric, Water & Mains Drainage

- Highly Desirable Retirement Apartment for the over 60's
- Excellently Located
- Close To Shops / Amenities

- Two Bedrooms
- Communal Gardens / Residents Parking
- Resident Manager

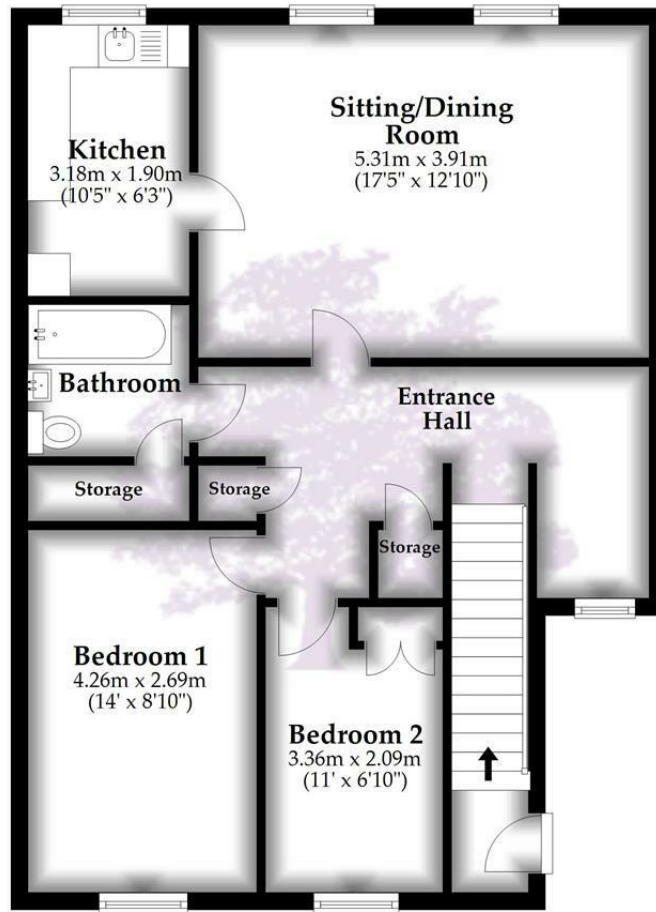


GUIDE PRICE £315,000





## Floor Plan



Total area: approx. 69.6 sq. metres (749.3 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.