



FERNDOWN GRANGE HENLEAZE ROAD,
HENLEAZE, BS9 4NJ

**GOODMAN
& LILLEY**



A DELIGHTFUL SECOND FLOOR REAR FACING ONE BED APARTMENT FOR THE OVER 55'S IN FERNDOWN GRANGE, WITHIN AN EASY WALK TO THE LOCAL AMENITIES OF HENLEAZE ROAD AND ITS MIX OF SHOPS, CAFES AND RESTAURANTS. THIS SMALL, POPULAR DEVELOPMENT COMES WITH THE ADDED BENEFIT OF GUEST PARKING AND AN ON-SITE MANAGER THERE EVERY WEEKDAY MORNING.

Accommodation

See floorplan for measurements.

Entrance

Entrance to the building is via a glazed door with stair & lift access to the second floor. The door to number 17 opens into a small inner lobby with doors to all rooms, a large walk in storage cupboard and entry phone system.

There is a communal sitting room with a kitchenette at this level together with the managers office. Residents also have access to a guest suite in the neighbouring Maple Grange.

Sitting/Dining Room

A generous living room with ample space for both sitting and dining & the added benefit of another large walk in storage cupboard. Double glazed windows to the rear of the building, feature fireplace and electric heating.

Kitchen

A glass panelled door leads from the sitting/dining room into a fully fitted kitchen with electric hob, extractor fan, oven, stainless steel sink and drainer, and space for washing machine. Matching wall and base units with laminate work surfaces. Double glazed windows across the full width of this room flood both reception rooms with light.

Bedroom

A good sized double bedroom with fully fitted wardrobes, wall mounted electric heater, double glazed window to the rear of the building and velux.

Shower Room

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

Outside

There is a communal courtyard, guest parking on a first come first serve basis, covered cycle racks and front and rear door monitoring cameras.

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- Desirable Henleaze location
 - Second Floor
 - Part time Manager
 - Emergency Pull Cord System
 - Door monitoring cameras
 - One Double Bedroom Apartment
 - Rear Facing
 - Retirement Apartment
 - Communal Courtyard & Parking
 - Entry phone system



£115,000



Second Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 47.2 sq. metres (508.3 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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