



FLAT 8, FALLODON COURT FALLODON WAY,
BRISTOL, BS9 4HQ

GOODMAN
& LILLEY



A SUPER TWO BEDROOM APARTMENT SITUATED IN THE HIGHLY REGARDED FALLODON COURT RETIREMENT DEVELOPMENT, WITHIN FLAT LEVEL WALKING DISTANCE TO HENLEAZE HIGH STREET AND ITS MIX OF CONVENIENCE SHOPS, CAFES & RESTAURANTS WITH PARKING AND ACCESS TO THE DELIGHTFUL COMMUNAL GARDENS. FALLODON WAY HEALTH CENTRE IS OPPOSITE THE DEVELOPMENT.

Accommodation

See the floorplan for measurements.

Entrance

Via a glazed entrance door with remote entry system. Stairs to first floor together with fitted chair lift.

Upper Landing

A spacious landing with access to all rooms, two generous storage cupboards (one housing the electric water heater), electric heaters & windows overlooking the gardens.

Sitting/Dining Room

A generous living room with ample space for both sitting and dining, electric heaters, double aspect windows and feature fireplace.

Kitchen

Fully fitted kitchen with space for electric oven and hob, and window overlooking the rear garden.

Bedroom 1

A good sized double bedroom, electric heater & window overlooking the rear gardens.

Bedroom 2

Window to the rear gardens and electric heater.

Bathroom

Comprising bath with shower over, wash hand basin and w.c.

Outside

Communal Gardens

Falldon Court is set within very well maintained & attractive gardens together with seating areas for the use of the residents.

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- Highly Desirable Location
 - First Floor
 - Two Bedrooms
 - Resident Manager
 - Retirement Apartment
 - Fitted Chair Lift
 - Emergency Pull Cord System
 - Communal Gardens & Parking



GUIDE PRICE £230,000



Floor Plan

Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 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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