

estate agents **auctioneers**



30 Falldon Court Falldon Way, Henleaze, Bristol, BS9 4HQ  
Guide Price £335,000

Hollis Morgan - A RARE opportunity to purchase a GROUND FLOOR apartment in this ever popular and very highly regarded retirement development. Within walking distance of High Street shops & Medical Centre.

- Over 55's Retirement Development
- Ground Floor
- Prime Location - Close To Shops & Medical Centre
- Communal Gardens
- Resident Manager On Site
- Two Bedrooms
- Well Presented
- Residents & Visitor Parking Available

### The Property

Follodon Court is a beautiful and very popular retirement development directly opposite Falldon Way Medical Centre and is superbly well located to take advantage of the extensive range of amenities and services on Henleaze High Street as well as being within a short walk to Waitrose supermarket.

The property benefits from a large reception room with a pleasant westerly aspect out onto a patio area and very well maintained communal gardens.

There is a separate kitchen with ample cupboards and worktops, tiled splash backs and a sink with mixer tap over.

Completing the accommodation, there are two good sized bedrooms, shower room as well as storage cupboards off the hallway.

Each flat benefits from a 24 hour call system which goes through to a resident manager (when on duty) or to the housing association's dedicated call centre.

Externally, residents have access and use of the immaculately well tended communal gardens and courtyard and there are parking spaces available on a first come first serve basis.

### Location

Henleaze is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Henleaze remains an incredibly popular family suburb.

### Other Information

Leasehold.

Management Fee: Please refer to agent

Council Tax Band: B

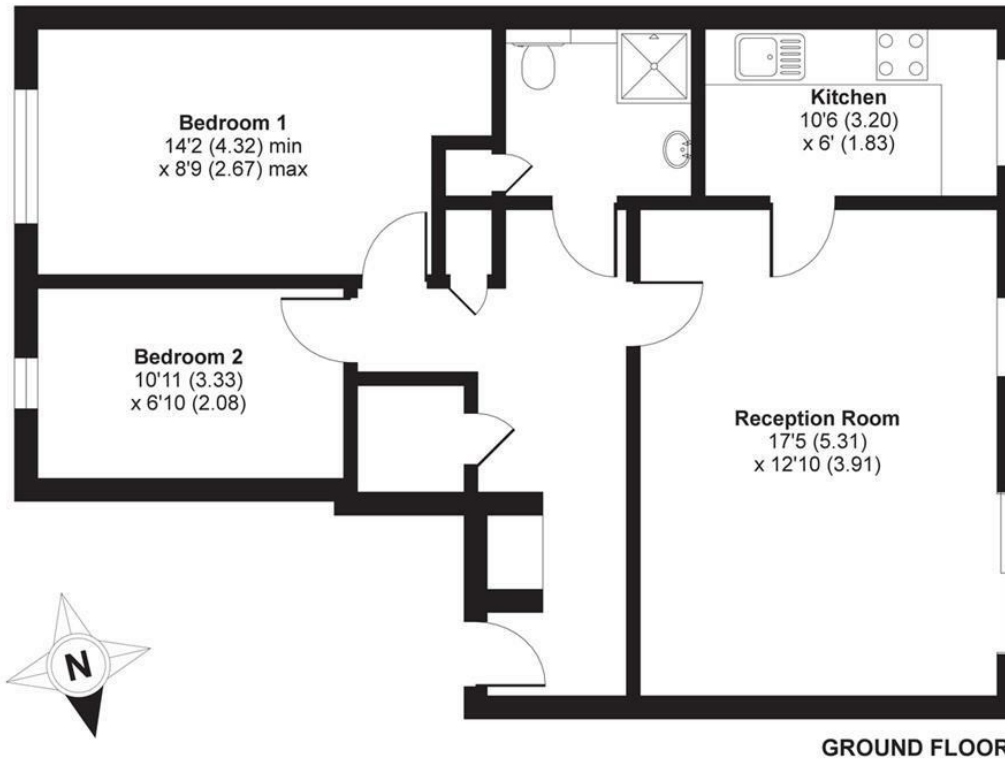
### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Falldon Way, Henleaze, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 704 SQ FT 65.4 SQ METRES



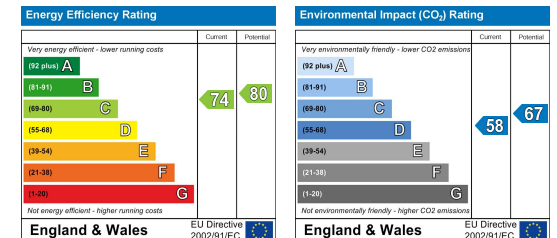
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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