

estate agents **auctioneers**

**hollis
morgan**

24, Henbury Gardens Henbury Road, Henbury, Bristol, BS10 7AJ
£235,000

Hollis Morgan - A well proportioned top floor apartment. Bright and SPACIOUS with SOUTH FACING BALCONY. GARAGE, PARKING and communal GARDEN. Chain Free

- Two Double Bedrooms
- Dual Aspect Living Room
- Separate Kitchen
- Private Balcony
- Southerly Views
- Garage
- Communal Gardens
- Ideal Location for Bristol & Cribbs Causeway

The Property

This bright and spacious apartment occupies the top floor of this purpose built development and is located in a quiet suburb of Bristol with pleasant leafy outlooks.

The property has been well looked after over the years and has recently been re-decorated and re-carpeted throughout. Internally the property comprises a large dual aspect living room with private balcony to the rear which benefits from a southerly aspect over the immaculate communal lawns. The separate kitchen offers a range of wall and base units with a laminate work top, additional storage cupboard, sink with mixer tap and space for hob/oven & fridge/freezer as well as plumbing for washing machine and dishwasher. There are two generous double bedrooms as well as a modern bathroom with electric shower over bath, basin and WC and there are two large storage cupboards off the hallway.

Externally, there is a single garage, a large shared car park and residents are able to make use of the very well maintained communal gardens with a private gate which allows for direct access to Blaise Castle and the surrounding estate.

Location

Located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 2.5 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

Tenure & Management Info

Leasehold. Residue of 999 years.
Ground Rent: £20 pa.
Management Fee: circa £94 pcm.

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.



Henbury Gardens, Henbury Road, Bristol, BS10

APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT 79.8 SQ METRES (EXCLUDES STORE)



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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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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