



MAGGS  
& ALLEN

16 WESTERN GRANGE  
GLEBELANDS ROAD, FILTON, BS34 7BA  
Asking Price £195,000



A generously-sized, two-bedroom second floor apartment tucked away at the end of a quiet cul-de-sac in Filton.

### Approach

Entered via a communal door with intercom system, into a communal hall with a wide staircase rising to the second floor and in turn, the front door of the property.

### Accommodation

Opening into a spacious entrance hall, with three large storage cupboards, and access to the accommodation. Towards the end of the hallway, you will find a well-sized, bright lounge with electric fireplace, carpeted floors, and a window overlooking the leafy communal gardens. Adjacent is the kitchen, which has been fitted with a range of wall and base mounted units with granite-effect work surfaces, including an integrated electric oven, induction hob with extractor over and stainless steel sink with drainer. The kitchen is fully tiled, with tiled floors, and also holds space for a fridge/freezer and washing machine.

Across the hall, you will find two double bedrooms, with the master benefitting from large built-in wardrobes. The bathroom is a great size, and comprises a toilet, sink with vanity unit and bath with electric shower over. The walls are partially tiled, with tasteful wood paneling below.

### Externally

Accessed towards the end of Glebelands Road, Western Grange is a purpose-built development with a car park providing private 'residents only' parking on a first-come, first-serve basis. Flat 16 benefits from a private and secure single garage, with a recently-fitted up and over door.

The communal gardens are primarily laid to lawn with a variety of neatly-manicured shrubs, and are bound to the perimeter by large hedgerows, creating a sense of privacy.

### Location

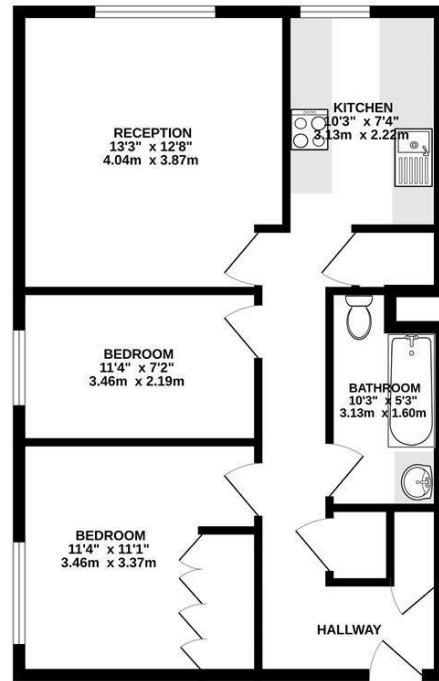
Filton is a great place to live due to its excellent transport links, including easy access to Bristol city centre, the M4/M5 motorways, and Parkway Station, making commuting convenient. It also offers a mix of green spaces, good schools, and local amenities while being close to major employers like Airbus, Rolls-Royce, and the MOD.

### Lease Information

Remainder of 999 year lease (946 years), the service charge is £1079.76 per annum.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two-bedroom, top floor apartment
- Generous accommodation
- Single garage and communal parking
- Well-maintained communal gardens
- Excellent transport links
- Situated close to Airbus, Southmead Hospital and the MoD

**Guide Price:** £195,000

**Tenure:** Leasehold

**Council Tax Band:** A

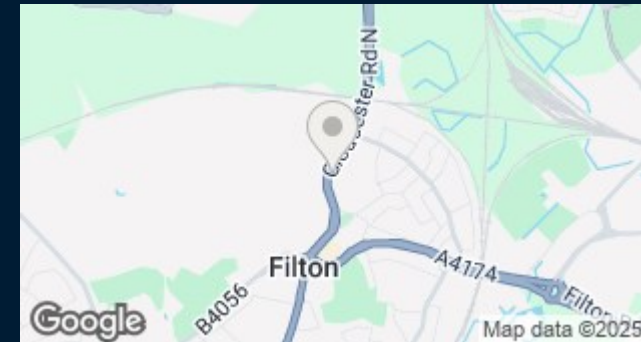
**EPC Rating:** E

**Local Authority:** South Gloucestershire

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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