



MAGGS  
& ALLEN

32, FALLODON COURT FALLODON WAY  
HENLEAZE, BRISTOL, BS9 4HQ  
£285,000

Sit within a highly regarded and conveniently positioned development with superb communal gardens, is this two-bedroom retirement apartment. Offered with no onward chain.

### Summary

Entering on the ground floor, ascending to the first floor you will find a welcoming, spacious landing with space for storage and providing access to each of the rooms.

The lounge/diner is a well-sized room providing ample space for lounge and dining furniture, and in turn provides access to the kitchen fitted with matching units.

Both of the bedrooms are well-proportioned, including a double bedroom with built-in wardrobes and a single bedroom. Each offers a most pleasing outlook to the superbly well-maintained communal gardens the development boasts.

The flat is fitted with UPVC double glazed windows throughout, and modern electric heating that was installed in 2025.

The property enjoys the convenience of being on a level approach to Waitrose Supermarket and Falldon Way Health Centre, as well as being in close proximity to Henleaze Road and its amenities. Ample communal parking, well kept communal gardens, and a resident estate manager are further benefits.

Offered with no onward chain.

### Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, and major transport links – it is unsurprising that Henleaze continues to be one of the most sought-after areas to live.

### Important Information

We understand this is a leasehold property and there is 74 years remaining on the lease.

We understand there is an annual service charge of £2,071.92.

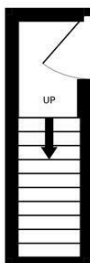
There is a sinking fund contribution to be made upon leaving/selling the flat. This currently equates to 0.5% of the price paid of the property, per year that you have owned it.

You should contact your legal advisor should you have any queries in relation to the above.

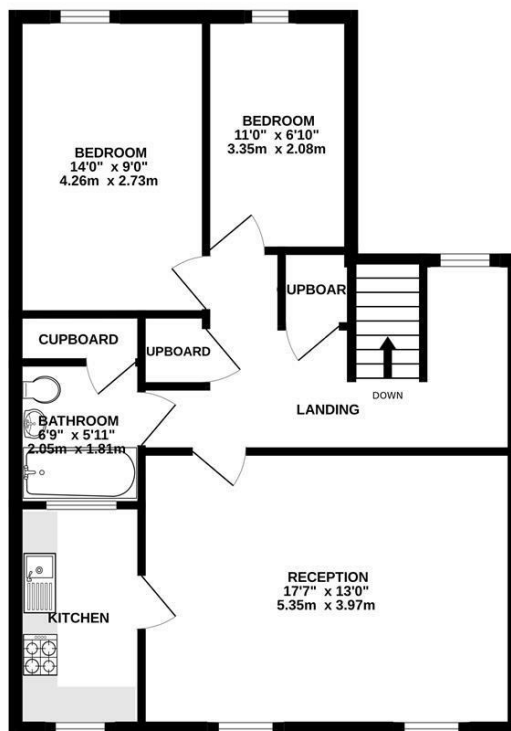
[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)



GROUND FLOOR  
39 sq.ft. (3.6 sq.m.) approx.



FIRST FLOOR  
697 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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- Purpose-built retirement apartment
- Two bedrooms
- A sought-after development in a convenient location
- Close to Henleaze Road high street, Falldon Medical Centre and public transport links
- Beautifully maintained communal gardens
- Parking available
- Well-proportioned open-plan lounge/diner
- Fitted kitchen
- Offered with no onward chain

**Guide Price:** £285,000

**Tenure:** Leasehold

**Council Tax Band:** B

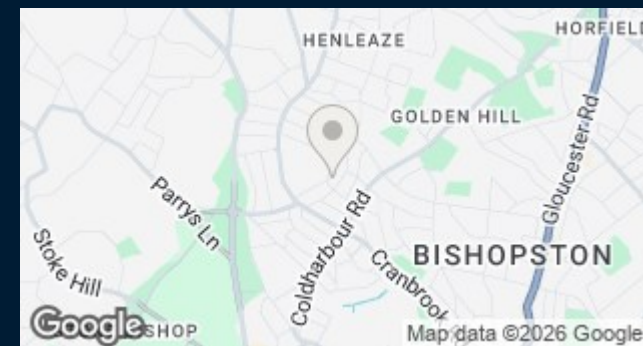
**EPC Rating:**

**Local Authority:** Bristol City Council

**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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