



MAGGS
& ALLEN

25 FALLODON COURT, FALLODON WAY
HENLEAZE, BRISTOL, BS9 4HQ
£290,000

A light and bright, first floor retirement flat with stair-lift, situated in a modern and sought after development with a rare southerly aspect overlooking a park.

The accommodation comprises large living/dining area with windows front and rear, separate fitted kitchen, 2 bedrooms and bathroom.

Situated in a prime location within easy reach of local shops and amenities in Henleaze including Waitrose supermarket, local library and health centre. Further benefits include UPVC double glazing, ample communal parking, communal gardens, mobility scooter store with charging and a estate manager.

General Information

There is a monthly service charge of approximately £128.00. 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. For further information, please contact the office.

Please note the vendor is connected to Maggs & Allen.

Location

Falldon Court is a highly regarded and extremely desirable retirement development within Henleaze, located close to Henleaze High Street, Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose, local cinema and even a doctors surgery across the road.

Directions

From our office on Northumbria Drive, head towards Henleaze Road and go straight across the first mini roundabout. Take the first right onto Falldon Way and Falldon Court can be found on your right hand side, opposite the doctors surgery.

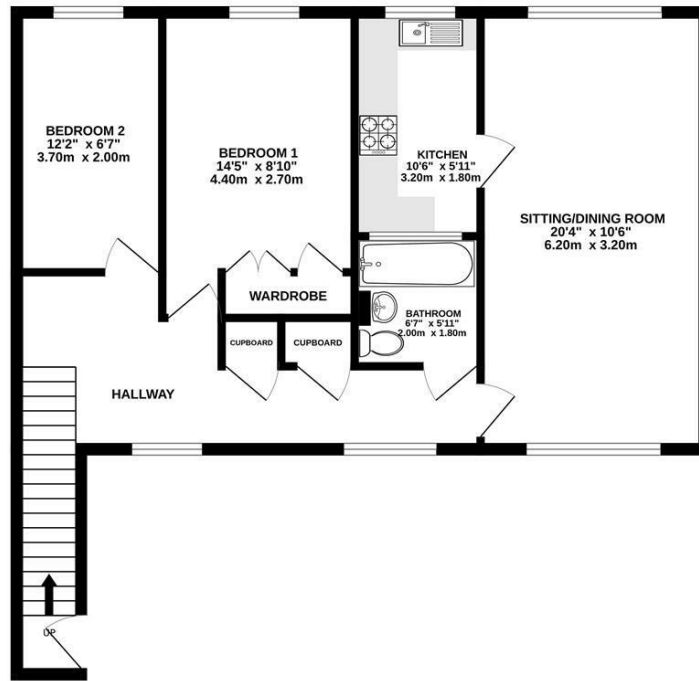
General Information

There is a monthly service charge of approximately £120.94. 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. For further information, please contact the office.

Length of Lease: 99 years from 08.02.2001



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metroplan ©2023



- In the popular Falldon Court development
- Two Bedrooms
- Southerly aspect overlooking a park
- Communal Gardens

Guide Price: £290,000

Tenure: Leasehold

Council Tax Band: B

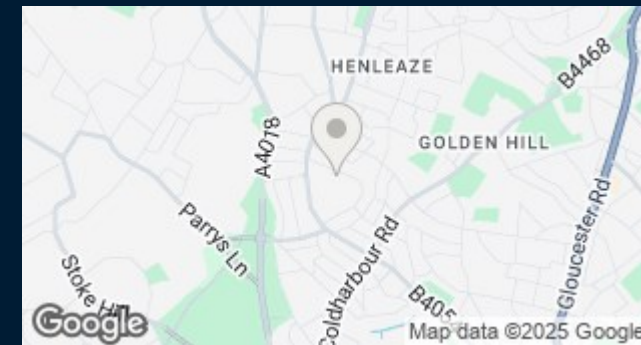
EPC Rating: D

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.