



MAGGS
& ALLEN

FLAT 11, WESTERN GRANGE GLEBELANDS

FILTON, BRISTOL, BS34 7BA

Guide Price £200,000

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

Accommodation

Entered via a communal door to the front of the building, a few steps lead from the communal hall and directly to the front door for Flat 11.

The entrance hall provides access to all internal rooms and benefits from two built-in storage cupboards, ideal for storing coats and shoes. At the end of the entrance hall, you will find a bright and deceptively-spacious open plan kitchen/living space, comprising a fitted kitchen with a range of base and wall-mounted units with peninsula and breakfast bar, fronted with a high gloss finish. Integrated appliances include an electric oven, electric hob with extractor over, stainless steel sink with drainer and space for a dishwasher. A further built-in cupboard provides extra storage, as well as space and plumbing for a washing machine. The remainder of the room is currently utilised as a lounge, with wood-effect flooring throughout and two windows overlooking the leafy communal gardens.

Also accessed via the entrance hall are two double bedrooms with carpeted floors, and a shower room comprising toilet, sink, corner shower unit with electric shower fitted, extractor fan and partially tiled wall with wood-effect vinyl flooring.

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 11 benefits from a private and secure single garage, large enough to house a small vehicle and providing excellent storage space.

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.

Leasehold Information

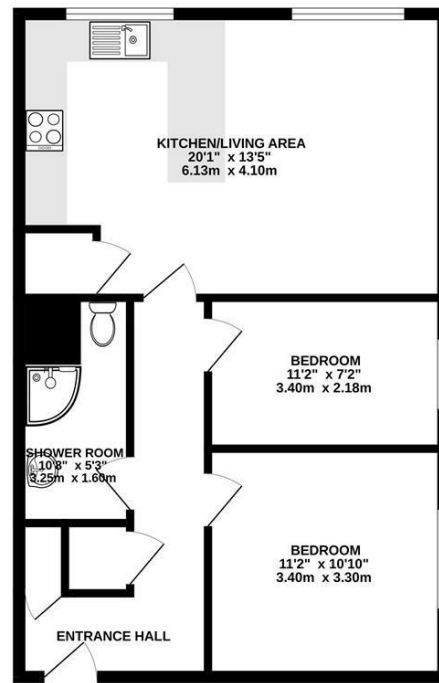
Remainder of 999 year lease (946 years)

Ground Rent - £15 per annum

Service Charge - £1079.76 per annum



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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- Spacious, open-plan living
- Two double bedrooms
- Single garage and communal parking
- Pretty communal gardens
- Excellent transport links
- Situated close to Airbus, Southmead Hospital and the MoD

Guide Price: £200,000

Tenure: Leasehold

Council Tax Band: A

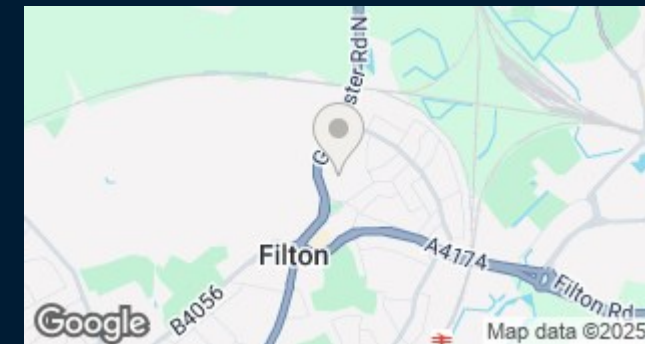
EPC Rating: D

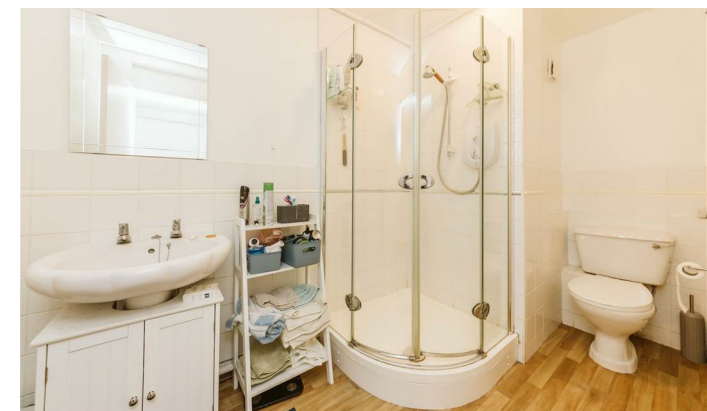
Local Authority: South Gloucestershire

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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