



MAGGS  
& ALLEN

1, FALLODON COURT FALLODON WAY  
HENLEAZE, BRISTOL, BS9 4HQ  
£300,000

A well-kept and recently updated retirement flat on the first floor, located in a contemporary and highly desirable development for over 60's with a unique corner outlook. Offered with no onward chain.

## Description

Entering on the ground floor and rising to the first floor, you are greeted by a bright and spacious landing, complete with an airing cupboard and a deep storage cupboard, a study area, and access to all rooms. A recently-serviced stairlift is fitted to the staircase, which can be removed upon request.

The lounge/diner is a generous and inviting space, leading through to a modern kitchen fitted with contemporary units and enjoying an elevated outlook with views over the surrounding area. Both bedrooms are well-proportioned, including a main double bedroom with built-in wardrobes and a second smaller double. A recently refurbished shower room, featuring a walk-in shower enclosure, toilet, bidet, and wash basin, completes the accommodation. The property benefits from UPVC double glazing throughout and is presented in excellent decorative order.

Ideally situated on a level approach to Waitrose Supermarket and Falldon Way Health Centre, the flat also lies within easy reach of Henleaze Road with its wide range of local shops and amenities. Further benefits include ample communal parking, attractive and well-maintained gardens, and the services of a resident estate manager. Also included is use of a bicycle and mobility scooter garage with electric roller door and a discrete washing line area.

Offered for sale with no onward chain. Properties of this nature are rarely available and always in high demand – early internal viewing is strongly recommended.

## Location

Falldon Court is a highly regarded and extremely desirable over 60's development within Henleaze, located close to Henleaze High Street. Within very close and level proximity there are many amenities on Henleaze Road, including traditional high street shops such as a fishmonger, cheesemonger, greengrocers, butchers, bakers, bookshops, gyms, cafes and restaurants. There are excellent local pubs, a Waitrose, local cinema and even a doctors surgery across the road.

## Tenure

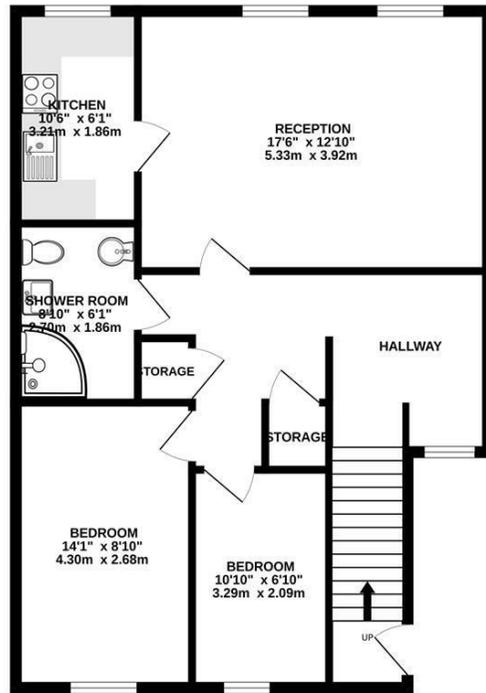
Annual Service Charge: £2071.92. Covers: on-site estate manager, on-call service; communal utilities; grounds maintenance; estate cleaning; waste management & pest control; inspections & maintenance of fire, lighting, call systems, door entry systems; water servicing; administration of maintenance contracts; general building repairs maintenance; all management fees. 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.

The lease is currently being extended, and the buyer will benefit from a new, extended lease by completion.

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



FIRST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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- A superbly well-maintained retirement apartment
- Two well-sized bedrooms
- Open-plan lounge/diner
- Modern kitchen
- Modern shower room with walk-in shower enclosure
- Large communal garden
- Ample parking
- UPVC double glazing throughout
- Good storage
- Neutral decor

Guide Price: £300,000

Tenure: Freehold

Council Tax Band: B

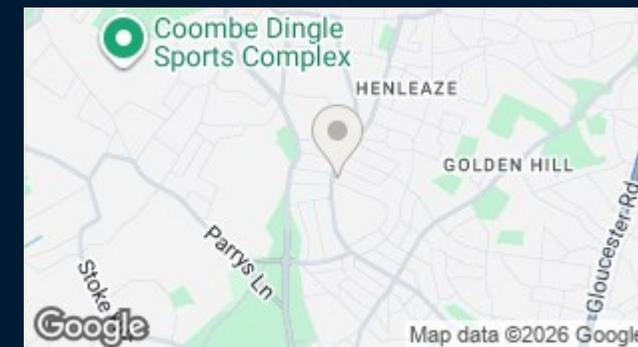
EPC Rating: C

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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