



MAGGS
& ALLEN

20 FALLODON COURT FALLODON WAY
HENLEAZE, BRISTOL, BS9 4HQ
Asking Price £295,000

This light and bright apartment is exclusive to over 55's and positioned on the first floor with a southerly view. There is an optional stairlift that can be retained if required.

The property also enjoys a pleasant southerly aspect to the rear with views over a park and communal front gardens. The accommodation comprises; two generous sized double bedrooms, both with built-in wardrobes, a spacious lounge/diner, a modern bathroom with double width shower. Modern fitted kitchen and several useful storage and airing cupboards.

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 over 55'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 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 the Maggs & Allen office on Northumbria Drive, turn right onto White Tree Road and continue onto Falldon Way.

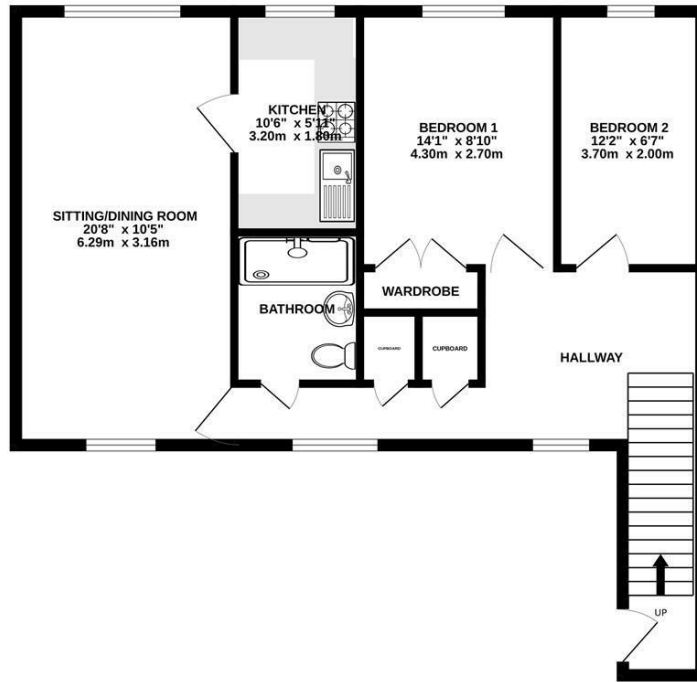
Lease Information

Length of lease remaining: approx. 78 years

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



TOTAL FLOOR AREA : 753sq.ft. (70.0 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 is given to their operability or efficiency can be given.
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- A First Floor Apartment
- Falldon Court Development
- 2 Double Bedrooms
- A Spacious Lounge/Diner
- Communal Gardens & Parking
- On-site Estate Manager

Guide Price: £295,000

Tenure: Freehold

Council Tax Band: B

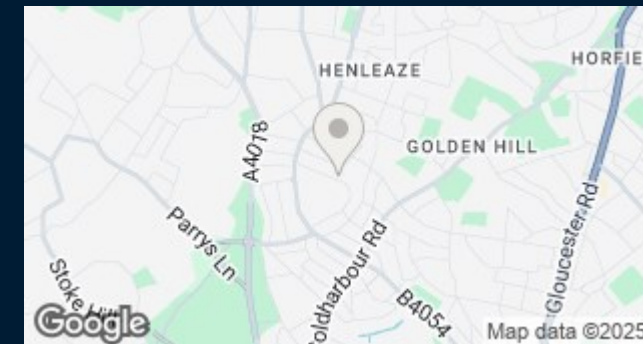
EPC Rating: C

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.





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



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