



MAGGS
& ALLEN

34, FALLODON COURT FALLODON WAY
HENLEAZE, BRISTOL, BS9 4HQ
Guide Price £375,000

A rare opportunity to purchase a ground floor retirement flat (over 55's) with westerly rear aspect, situated in a modern and sought after development. Offered with no onward chain.

Property Details

This apartment offers a thoughtfully designed layout, comprising a spacious and versatile lounge/diner that is well-sized, and provides direct access to the garden via sliding doors. The kitchen is located off the living space, and was re-fitted in 2022 with modern units and an integrated electric hob. The accommodation includes two generously sized bedrooms (one double, one single), as well as a well-appointed shower room with utility space. Two cupboards located in the hallway, and a further storage cupboard near the front door ensure the property also provides ample storage space.

The property also benefits from UPVC double glazing throughout, ensuring a bright, energy-efficient, and low-maintenance living environment. Outside, ample communal parking is available for residents and visitors alike, along with beautifully maintained communal gardens, providing a peaceful outdoor space to enjoy. For added convenience and reassurance, the property includes the services of a Resident Estate Manager, offering support and assistance as needed.

Location

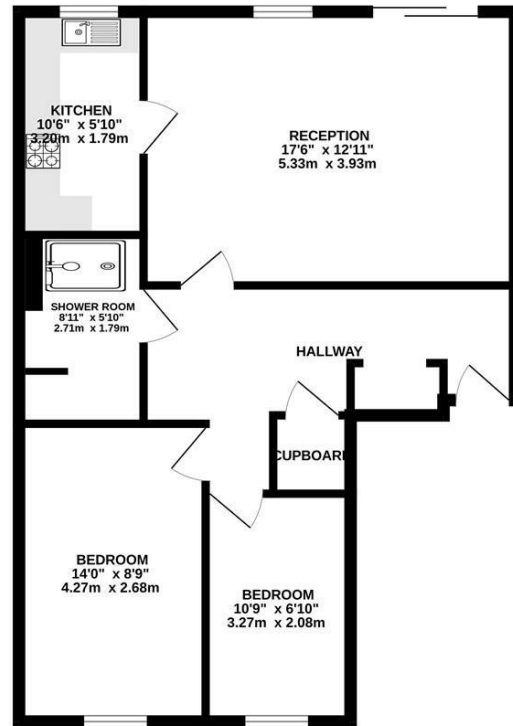
Falldon Court is a highly regarded and extremely desirable retirement development within Henleaze, located close to Henleaze High Street. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafes and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

Service Charge

We have been advised the the service charge is £149.94 per month, this includes ground rent; estate and building management, communal utilities, an on call service and on-site estate manager.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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.
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- Ground floor retirement flat
- Direct access to garden
- Two bedrooms
- Popular Falldon Court development
- Modern kitchen & shower room
- On-site Resident Estate Manager
- Parking on-site
- No onward chain

Guide Price: £375,000

Tenure: Leasehold

Council Tax Band: B

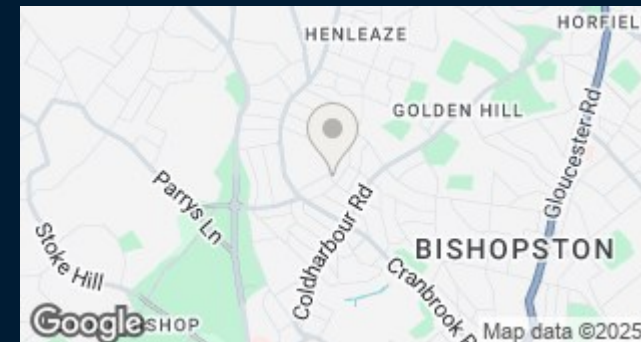
EPC Rating: C

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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