



Flat 2 177 Henleaze Road, Henleaze

£147,500



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FLAT 2 177 HENLEAZE ROAD, HENLEAZE, BS9 4NF

Conveniently located in Henleaze, with excellent transport links, this one bedroom ground floor retirement apartment has large double bedroom, living room, kitchen and bathroom.

You enter the property into a spacious hall, and the living room is in front of you. This is a well proportioned, bright room. The kitchen is reached through this room as is fully fitted with integrated appliances. The spacious double has a fitted wardrobe, and the bathroom is tiled with bath with shower over, sink and WC. There is also an airing/storage cupboard to the left of the front door.

The property benefits from lots of communal facilities, such as tea room, well kept gardens, guest accommodation, and off street parking on a first come first served basis. There is also a warden on site.

Location

This property is situated in the highly desirable and sought after area of Henleaze and is close to the wide range of amenities on Henleaze Road and Westbury on Trym Village. There are coffee shops, a Waitrose supermarket, a local cinema and GP surgery. There are also good public transport links to Bristol's City Centre and the M4/M5 motorway networks as well as the regional shopping centre at Cribbs Causeway.

Directions

From the Maggs & Allen office on Northumbria Drive continue straight along. At the mini roundabout continue onto Henleaze Road. Number 177 will be on the left.

Lease Information

Length of lease remaining: Approx 111 years

Ground rent: Approx £200 per annum



Guide Price: £160,000

Tenure: Leasehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band:B

Local Authority: Bristol City Council

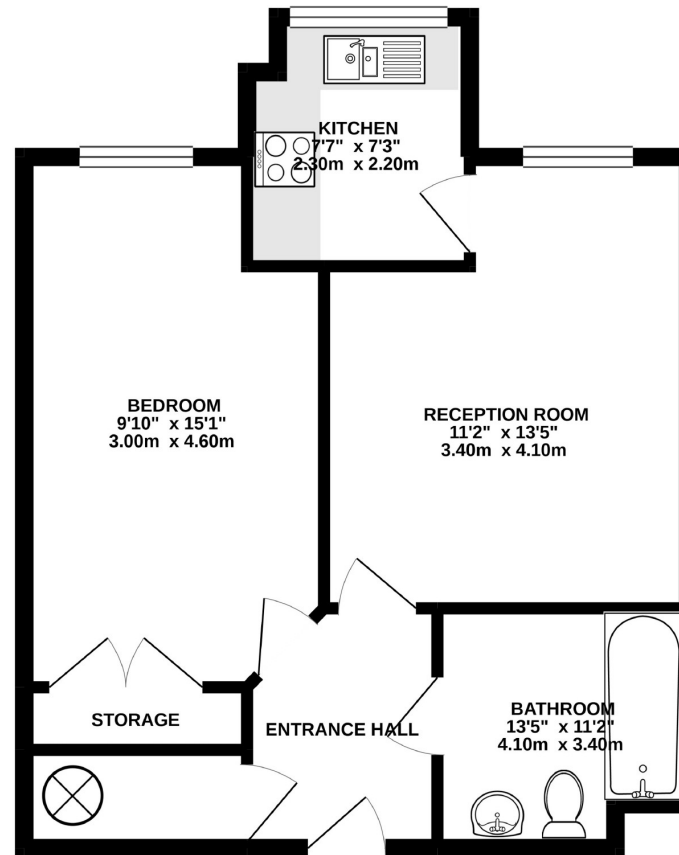
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: 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.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- A ground floor retirement apartment
- 1 Double bedroom

- Warden on site
- Communal gardens



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