



SARAH CLARK
PROPERTY CONSULTANTS

TFF 39 |
HENLEAZE GARDENS, BRISTOL, BS9 4HH

This beautiful property has been thoughtfully refurbished by the current owner and is so nicely styled you will just need to move your belongings in and start enjoying your new home.

With two double bedrooms, a good sized lounge and new kitchen and bathroom this is a really well presented property.

Located in the sought after Henleaze area of Bristol the apartment is within walking distance of all the amenities on Henleaze Road with its array of cafes, boutiques and independent shops. Also within close distance to Waitrose, the Scott Cinema, and the award winning Little French restaurant this is a great location to be based in.

The accommodation includes:

The light, bright lounge benefits from three windows to the front, which make an attractive feature, it also has a decorative fireplace, making this a lovely room to relax and enjoy.

The new modern kitchen is fully equipped with integrated appliances including electric oven and hob, dishwasher, washing machine and fridge and freezer. There are a range of base units providing useful storage and a very handy breakfast bar. This kitchen has windows on 3 sides providing lots of natural light so it is a nice space to entertain and there is plenty of room for a dining table and chairs.

There are two good sized double bedrooms both with built-in wardrobes and neutral decoration.

The stylish shower room is fully tiled and has a walk-in cubicle, basin and wc.

This apartment is very well presented and in a great area close to local amenities, Durdham Downs and bus routes and commuter routes.

Information:

Leasehold each flat has a share of the freehold

Lease remainder of 999 years from 1993

Annual Service Charge = £1560

Ground Rent = £1

Council Tax = B

EPC = D

Well run management company who proactively manage maintenance and the house is currently being repainted hence the scaffolding.



Features

- Two Double Bedrooms
- Well Presented Throughout
- Modern Fully Equipped Kitchen
- Stylish Shower Room
- Great Location
- Close To Durdham Downs



Kitchen/Dining Room

15'0" x 12'3" (4.58 x 3.74)

This modern kitchen is fully equipped with integrated appliances and is light and bright due to the many windows. A lovely room for entertaining friends and family.

Lounge

11'10" x 14'7" (3.63 x 4.47)

The light bright lounge has three windows to the front of the property and they make an attractive feature. The lounge has modern decoration and carpet and has a decorative fireplace.

Bedroom One

12'7" x 12'5" (3.84 x 3.80)

This good size double bedroom has a window to the front aspect, it is neutrally decorated and has carpet throughout. There are also built-in wardrobes.

Bedroom Two

12'4" x 12'3" (3.78 x 3.74)

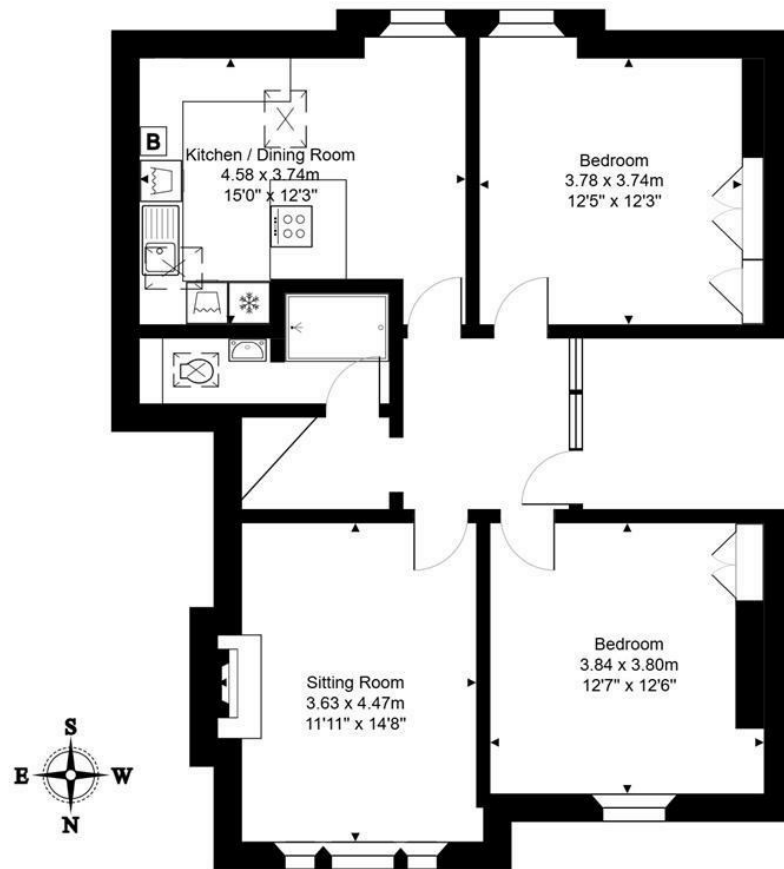
This good sized double bedroom has a window to the rear aspect, neutral decoration and carpet and built-in wardrobe.



Shower Room

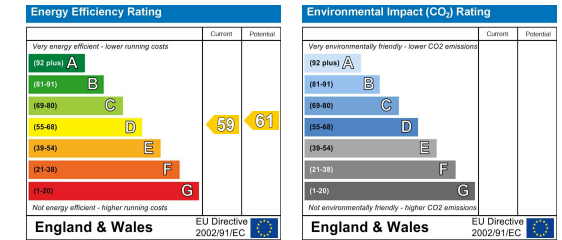
This modern shower room has walk-in cubicle, wc and basin and is fully tiled.

TENURE
LEASEHOLD - SHARE OF FREEHOLD



Total Area: 78.8 m² ... 848 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.