



cj HOLE
est. 1867

Flat 19, Grange Court, Grange
Court Road, Bristol, BS9 4DW

£350,000

A well-presented and recently fully refurbished ground floor apartment situated within the popular Grange Court development, conveniently located close to the shops and amenities of Henleaze and Westbury-on-Trym.

- Council Tax Band: D
- Leasehold
- EPC: E
- Ground floor apartment in the popular Grange Court development
- Convenient location close to Henleaze and Westbury-on-Trym amenities
- Well-presented and recently refurbished throughout
- Spacious open-plan lounge/diner
- Two double bedrooms
- Versatile additional reception room
- Fitted kitchen with integrated appliance spaces
- Bathroom with separate WC
- Double glazed throughout
- Useful built-in storage
- Beautifully maintained communal gardens
- Residents' parking on a first-come, first-served basis
- Single garage in nearby block

Leasehold Information –

Length of Lease: 999 years from 1971

Lease Remaining: 944 years

Ground Rent: £30 pa

Management Charge: £2736 pa

Management Company: Grange Court Management Company (Westbury)
Limited



The property is accessed via a communal entrance hall and opens into a welcoming hallway with useful storage. The heart of the home is a spacious open-plan lounge/diner featuring a large, double-glazed window overlooking the attractive communal gardens. The lounge seamlessly opens into a well-appointed fitted kitchen, comprising a range of matching wall and base units with laminate work surfaces, a stainless-steel sink and drainer, electric cooker point, plumbing for a washing machine and slimline dishwasher, space for a fridge/freezer, and a cupboard housing the hot water tank.

Accessed from the lounge/diner is an additional versatile reception room (currently utilised as a bedroom) which could be used as a home office, separate dining room, or hobby space.. This room benefits from a built-in storage cupboard and a window overlooking the rear of the development.

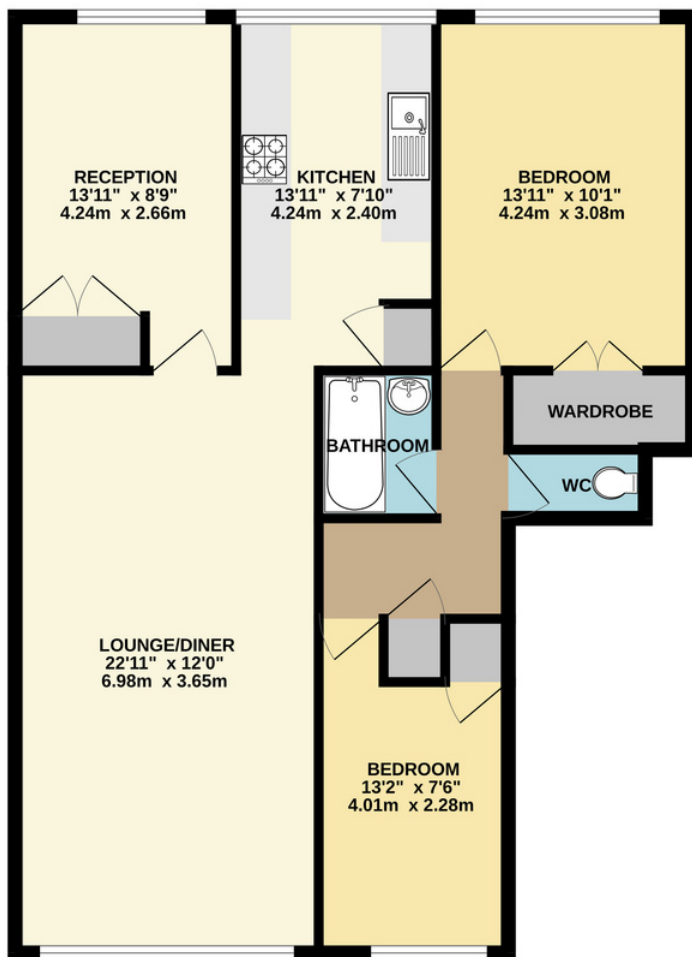
There are two double bedrooms, one is positioned to the front overlooking the communal gardens and benefiting from built-in storage. The principal bedroom is located to the rear and features a large, double-glazed window together with a built-in double wardrobe.

The accommodation is completed by a bathroom fitted with a panelled bath and shower over, wash hand basin, and a separate WC with basin.

Externally, residents enjoy access to the beautifully maintained communal gardens that surround the building, as well as residents' parking available on a first-come, first-served basis. The property also benefits from a single garage located within a nearby block of garages.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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