

CJ HOLE
est. 1867

29 Fallodon Court, Fallodon Way,
Bristol, BS9 4HQ

£260,000

A well-presented two-bedroom retirement apartment, enjoying a pleasant aspect across the communal gardens and an excellent location close to everyday amenities.

- Council Tax Band: B
- Leasehold
- EPC: C
- Two-bedroom retirement apartment for the over 60
- Pleasant aspect over the communal gardens
- Generous sitting/dining room
- Modern fitted kitchen and bathroom
- Two generous hallway storage cupboards plus airing cupboard
- Attractive communal gardens
- Communal resident and visitor parking
- Resident estate manager
- Convenient for Henleaze Road shops, cafés and amenities
- Double glazing and electric heating

Leasehold Information –
Lease Agreement: 99 years from 03.04.1989
Lease Remaining: 61 years
Ground Rent: £1 pa
Management Charge: £172.66 per month
Retirement property - 0ver 60s





Fallodon Court is ideally positioned for convenient local living, with Waitrose and Fallodon Way Health Centre approached on the level. Henleaze Road is also within easy reach, offering a wide selection of shops, cafés and services.

The apartment is entered via a spacious central hallway, with two generous storage cupboards and access to all principal rooms. The 17ft sitting/dining room provides a comfortable and versatile main living space, with ample room for both seating and dining furniture. Double-glazed windows overlook the attractive communal gardens, while a connecting door leads through to the fitted kitchen.

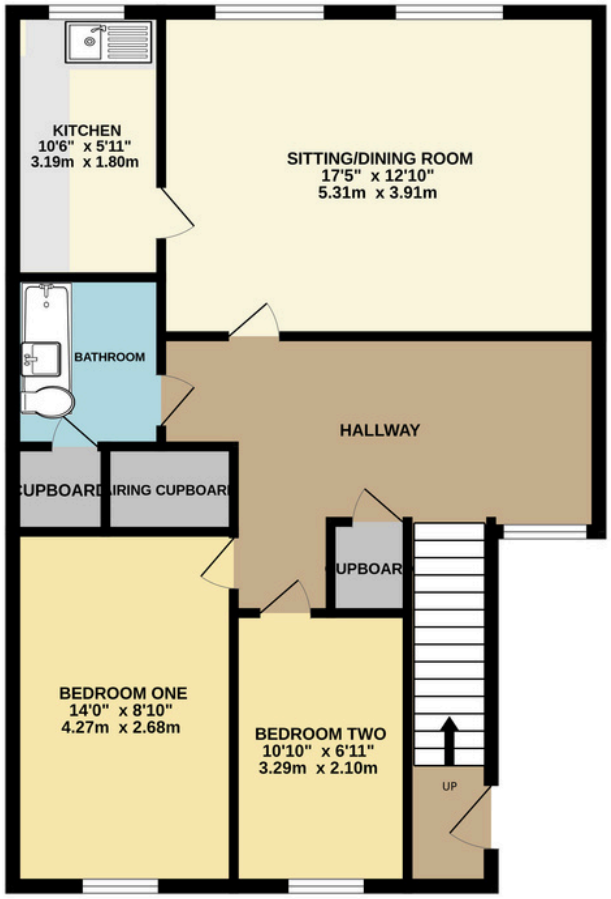
The kitchen is fitted with a range of wall and base units, tiled surrounds and a sink, with space for appliances and a further window overlooking the gardens.

There are two bedrooms, including a good-sized principal double bedroom with a front-facing window and electric heater. The second bedroom also looks to the front and offers flexibility as a guest room, study or hobby space. Completing the accommodation, the modern bathroom is fitted with a bath and shower over, WC and wash hand basin, together with tiled walls and flooring, a window and useful airing cupboard.

Outside, residents can enjoy well-maintained communal gardens, along with communal resident and visitor parking. Further benefits include double glazing throughout, electric heating and the reassurance of a resident estate manager.







29, FALLODON COURT, HENLEAZE, BS9 4HQ

TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

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