



Grange Close North, Henleaze, Bristol BS9
£265,000

Ground floor flat for the over 60s | Leasehold **SSTC**

A really lovely flat for the over-sixties in a great setting between Henleaze and Westbury Village. This ground-floor apartment boasts two bedrooms, a living room that has a south-facing bay window, and a bathroom with a window.

Council Tax Band: C
Tenure: Leasehold (69 years)
Service Charge: £206.27 per month

GROUND FLOOR:

Entrance Hall

L-shaped; partly double-glazed front door; built-in shelved storage cupboard; built-in closet with folding door; built-in airing cupboard with shelves; smoke detector; entryphone/24-hour emergency call system panel; electric night storage heater .

Living Room

w: 17' 9" x l: 11' 1" (w: 5.41m x l: 3.38m)

South-facing double-glazed square-bay window to front; TV, FM and satellite pts; phone pt; 2 electric night storage heaters; glazed sliding door into...

Kitchen

w: 11' 1" x l: 6' 10" (w: 3.38m x l: 2.08m)

Double-glazed window to rear; range of fitted base and wall units in maple finish, with steel handles, rolled-edge blue/black granite-effect worktops and tiled splashbacks; inset double-bowl stainless steel sink with mixer tap; built-in electric oven; built-in 4-ring ceramic hob with integrated hood; plumbing for washing machine and space for dishwasher; Dimplex fan heater.

Bedroom One

w: 12' x l: 9' (w: 3.66m x l: 2.74m)

Double-glazed window to rear; TV pt; electric night storage heater.

Bedroom Two

w: 12' x l: 7' 4" (w: 3.66m x l: 2.24m)

Double-glazed window to rear; electric radiator.

Shower Room

w: 7' 5" x l: 6' 9" (w: 2.26m x l: 2.06m)

Frosted double-glazed window to front; fitted maple-finish cabinet with countersunk white wash basin, mixer tap and tiled splashback; matching white w.c.; glazed shower cubicle with tiled walls and Mira Sport shower; glass shelf; towel rail radiator.

EXTERNAL:

Storage

The flat has an additional understairs storage cupboard in the neighbouring communal lobby.

Communal Garden

Surrounding the development, with lawns, flower beds, shrubs, roses and paths, plus rotary dryers.

Communal Parking

On site parking on a first-come-first-served basis.

GENERAL:

Tenure

Leasehold (unexpired portion of 99-year lease dated 1994).

Service Charge

Payable towards buildings insurance, the upkeep of the building, its gardens and communal areas, the services of a resident estate manager, and the 24-hour emergency call system, there is a service charge which currently stands at £206.27 per month (subject to confirmation).

Resale Charge

We understand that upon resale of this property, the outgoing owner (or their representatives) will be required to pay an amount, by way of a resale charge or an on-going contribution to the sinking fund, which is calculated as 1% of the price the flat was bought for, multiplied by the numbers of years' ownership.

Council Tax Band

Band C (£2186.95 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced..

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

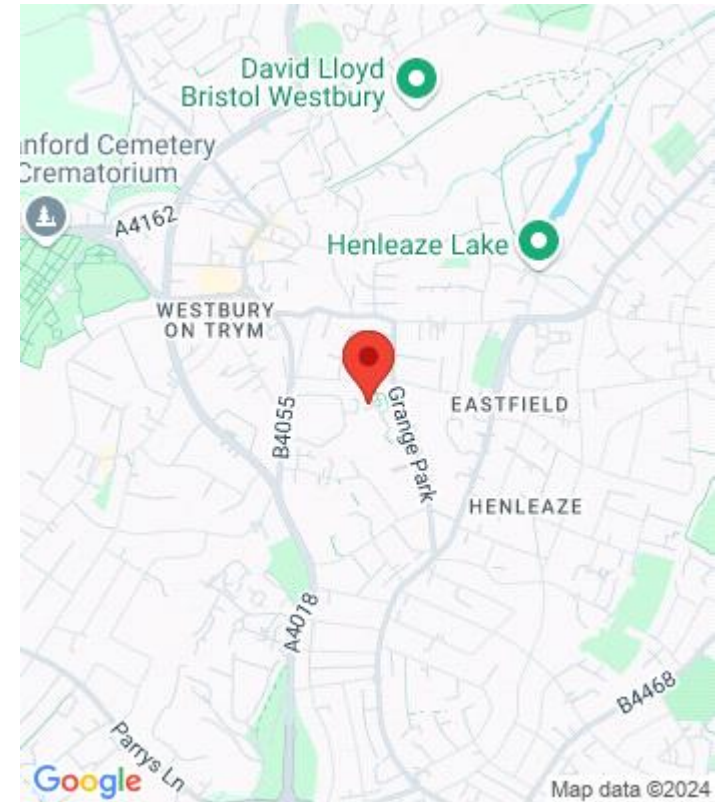




TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	58		69
			45
			56
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)



Viewing by appointment only
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