



Fallodon Way, Henleaze, Bristol BS9
£275,000

First floor flat for the over-sixties | Leasehold

Set on the southerly side of this very popular development, with a sunny outlook over an area of public green space, and with views of grass, garden and trees, this flat is, in the eyes of its late owner, the best situated of all. Positioned on the first floor, the flat has its own front door at ground level, a private staircase (with optional stairlift) up to the accommodation which comprises two bedrooms, a large dual aspect lounge/diner, a kitchen and a bathroom, plus cupboards and access up to the loft (limited additional storage space). There are first-come-first-served parking spaces, communal gardens, and the central courtyard is often used (in the warmer months perhaps!) for get-togethers with neighbours. A resident estate manager keeps an eye on the running of the building, and a 24-hour emergency call system adds reassurance. Independent living, within a short walk of the Henleaze Road shops, the library, Waitrose supermarket, a cinema and the wide open space of Durdham Downs.

Council Tax Band: Band B (£2009.68 per annum 2025/26). (Bristol City Council)
Tenure: Leasehold (74 years)
Service Charge: £172.66 per month (reviewed every 1 years)
Electricity supply: Mains
Heating: Electric, Night Storage
Water supply: Mains
Sewerage: Mains
Accessibility measures: Stair lift

GROUND FLOOR:

Entrance Lobby

Half double-glazed front door; staircase with twin handrails and fitted stairlift rising to...

FIRST FLOOR:

Hall

w: 21' 10" x l: 6' 8" (w: 6.65m x l: 2.03m)
Metal balustrade with wood handrail; two double-glazed windows to front; loft hatch; built-in closet with hooks and shelves; built-in airing cupboard with Megaflo tank and shelves; front door remote release button; 24-hour emergency call system panel; smoke detector; electric night storage heater.

Lounge/Diner

w: 10' 5" x l: 20' 5" (w: 3.18m x l: 6.22m)
Double-glazed windows to front and rear, with an open southerly aspect to the latter; stone fire surround and hearth, with fitted coal-effect electric fire; coving; TV pt; phone pt, with shelf; electric night storage heater with fitted shelf above; door into...

Kitchen

w: 5' 11" x l: 10' 4" (w: 1.8m x l: 3.15m)
Double-glazed window to rear, with open aspect; range of fitted base and wall units, in pale green, with green rolled-edge granite-effect worktops and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink and mixer tap; electric cooker pt, with integrated hood; plumbing for washing machine; space for fridge/freezer; kickspace fan heater; fitted shelves; downlighters.

Bedroom One

w: 8' 10" x l: 14' 4" (w: 2.69m x l: 4.37m)
Double-glazed window to rear, with open aspect; fitted triple wardrobe, plus additional cabinets and drawer units to match; coving; electric night storage heater.

Bedroom Two

w: 6' 9" x l: 12' 2" (w: 2.06m x l: 3.71m)
Double-glazed window to rear, with open outlook; coving; electric radiator.

Bathroom

w: 5' 11" x l: 6' 7" (w: 1.8m x l: 2.01m)
Borrowed light via glazed panel from Kitchen; white suite of w.c., pedestal wash basin and walk-in (easy access) panelled bath, with TritonT80Si shower and curtain rail; tiled surround; 2 mirrored wall cabinets; glass shelf; Manrose extractor fan; Dimplex fan heater; heated towel rail.

EXTERNAL:

Communal Parking

Off-street spaces on a first come first served basis.

Communal Garden

Surrounding the development and professionally maintained; mainly lawns with shrubs, trees and flower borders; a central courtyard has raised beds and provides space for socialising with neighbours, having chairs, tables and parasols provided.

LOCATION:

The development is extremely popular, mostly because of its close proximity and level approach to shops (lots on Henleaze Road, and more in nearby North View), Waitrose, the cinema, the library, and the open space of Durdham Downs. This particular flat is situated in the southerly rank.

GENERAL:

Tenure

Leasehold (unexpired portion of 99-year lease dated 2001).

Service Charge

£172.66 per month, which sum includes buildings insurance, general upkeep of the building and its common areas, the provision of a 24-hour emergency call system, and a resident development manager.

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 B (£2009.68 per annum 2025/26).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. 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 themselves as to their operating efficiency before proceeding with a purchase. 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.



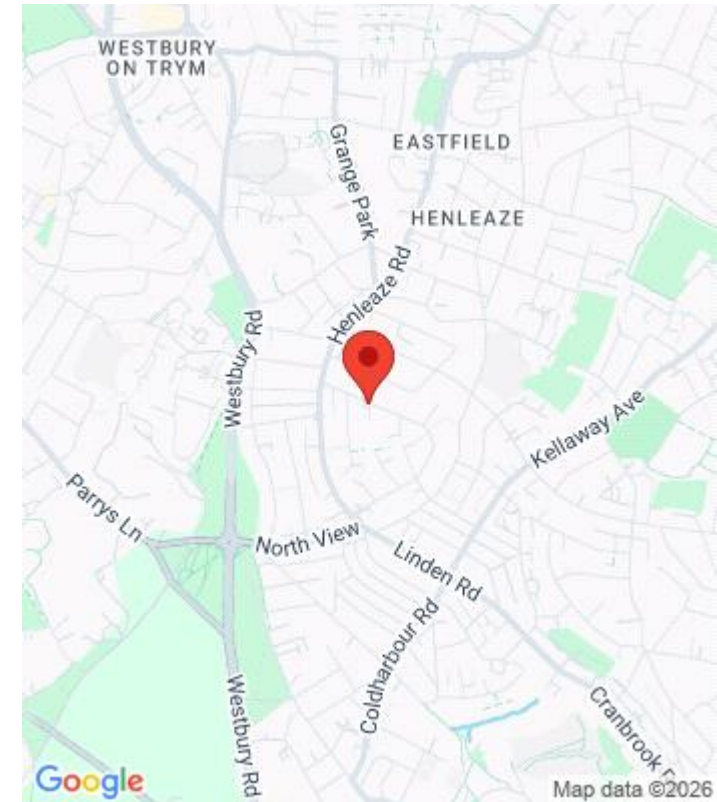
UNOPLAN PL/2000
05.06.15.17 - 100.000.000.000

UNOPLAN PL/2000
05.06.15.17 - 100.000.000.000



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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.
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
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.