



Grange Close North, Henleaze, Bristol BS9
£280,000

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

A ground floor three-bedroom purpose-built flat in a development that is for people who are at least 55-60 years of age, situated in the quiet south-westerly corner and enjoying a pleasant sunny outlook over communal gardens.

Council Tax Band: Band C (£2412.17 per annum 2026/27). (Bristol City Council)
Tenure: Leasehold (88 years)
Service Charge: £253.7 per month (reviewed every 1 years)
Electricity supply: Mains
Heating: Electric, Night Storage
Water supply: Mains
Sewerage: Mains
Accessibility measures: Wheelchair accessible

GROUND FLOOR:

Entrance Hall

Front door, with remote-controlled lock, from communal hallway; coving; built-in airing cupboard; entryphone/24-hour emergency call system panel; smoke detector; electric night storage heater with shelf over.

Lounge

w: 15' 7" x l: 13' 4" (w: 4.75m x l: 4.06m)
Southerly double-glazed bay window overlooking communal garden to side; coving; TV, FM, satellite, cable and phone pts; 2 electric night storage heaters; sliding glazed door into...

Kitchen

w: 11' x l: 6' 10" (w: 3.35m x l: 2.08m)
Westerly double-glazed window overlooking communal garden to rear; excellent range of fitted base and wall units, in maple finish, with beige stone-effect worktops and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink with mixer tap; electric cooker; washing machine; fridge/freezer.

Bedroom One

w: 12' x l: 9' 1" (w: 3.66m x l: 2.77m)
Double-glazed window to rear; coving; cable pt; smoke detector; electric night storage heater.

Bedroom Two

w: 12' 1" x l: 7' 4" (w: 3.68m x l: 2.24m)
Double-glazed window to rear; coving; electric radiator.

Bedroom Three

w: 6' 10" x l: 6' 4" (w: 2.08m x l: 1.93m)
Can accommodate a single bed, works just as well for storage, or as a study, or walk-in dressing room; double-glazed window to front; built-in double wardrobe; high-level fitted cupboards.

Shower Room

w: 7' 4" x l: 6' 8" (w: 2.24m x l: 2.03m)
Frosted double-glazed window to front; white suite of w.c., pedestal wash basin with mixer tap, and glazed corner cubicle with Mira Sport shower and foldaway seat; tiled walls; mirrored cabinet.

EXTERNAL:

Communal Garden

Including lawns, flower beds, shrubs and trees, gardens more or less surround the development; they are professionally maintained; fenced-off areas contain rotary dryers.

Communal Parking

A good number of spaces.

LOCATION:

A purpose-built development set in a cul-de-sac off "Millionaire's Row", Grange Park, between Henleaze and Westbury. Sound good? Well, it'll sound even better when you know that the shops, post office and eateries of Henleaze Road are within a reasonably level walk (about 8 minutes according to Google, although of course much depends on how quickly your legs get you about). There is a little noise from Red Maids High School, which the development backs onto, but it's "nice" noise (mostly music as that department seems to be the nearest building). Otherwise it's a pleasantly quiet setting.

GENERAL:

Tenure

Leasehold (unexpired portion of 99 year lease dated 2015).

Service Charge

We understand the service charge for this property is currently £253.70 per month, which sum includes payments towards buildings insurance. general repairs and maintenance of the building and its communal areas, and the provision of a 24-hour emergency call system.

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 (£2412.17 per annum 2026/27).

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?

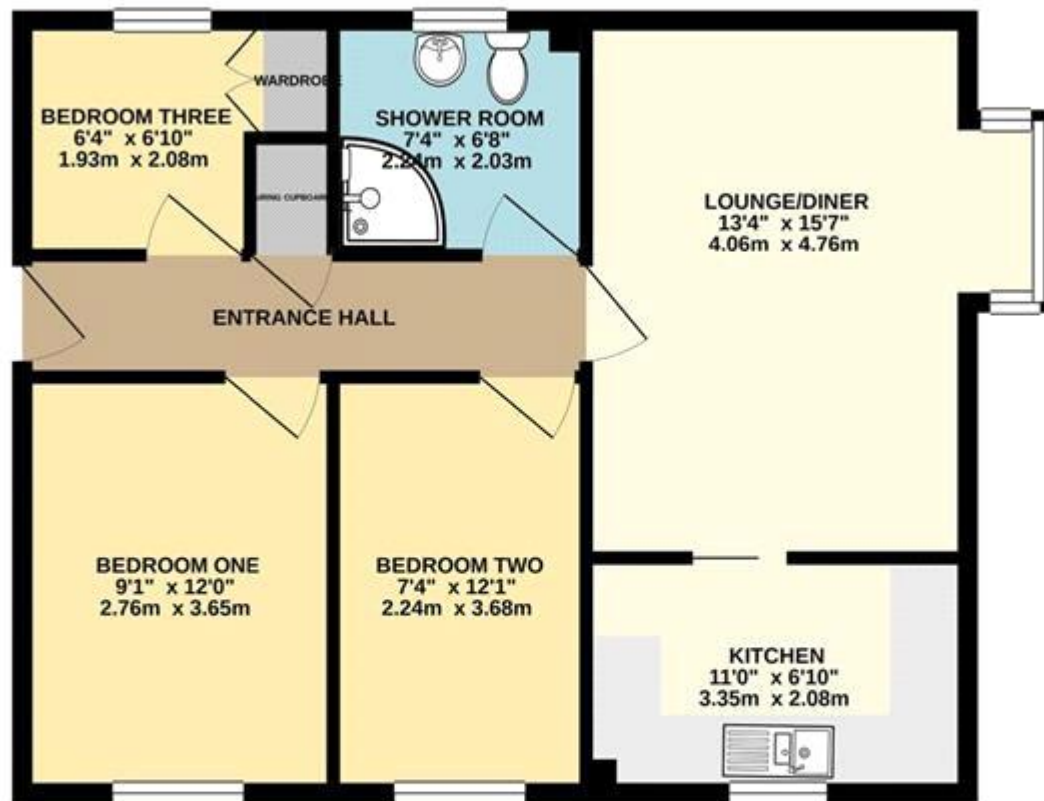
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without 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.

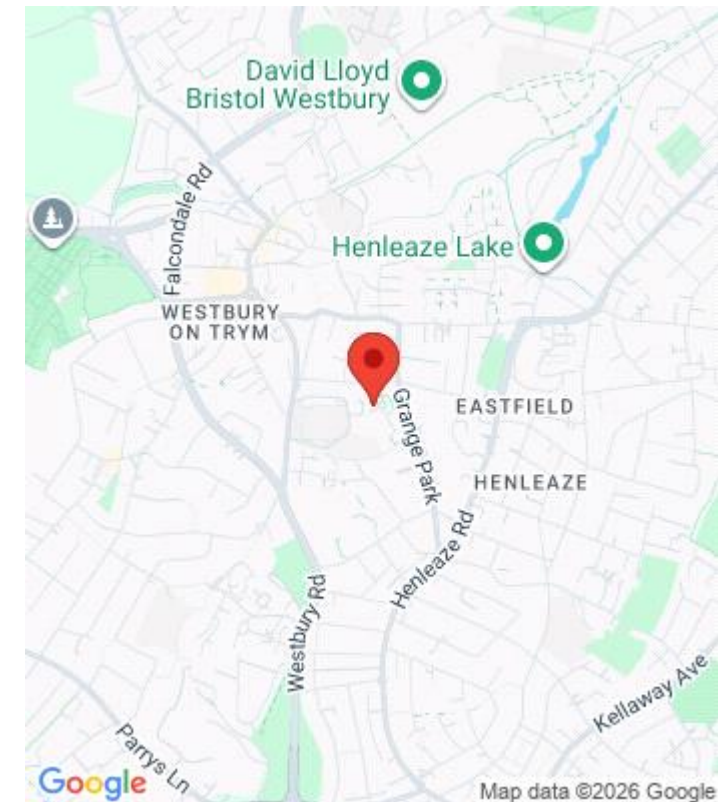


GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housify ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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.