



Grange Close North, Henleaze, Bristol BS9
£235,000

First floor flat for the over-60s | Leasehold

Approached via a communal hallway and up one private flight of stairs (with stairlift option), this first-floor apartment for the over-sixties offers cheerfully light accommodation, double-glazed throughout, including three bedrooms (the third makes an excellent study), a living room of good size, a fitted kitchen and a shower room of good size.

Council Tax Band: Band C (£2412.17 per annum 2026/27). (Bristol City Council)
Tenure: Leasehold (79 years)
Service Charge: £253.7 per year (reviewed every 1 years)
Garden details: Communal Garden
Electricity supply: Mains
Heating: Electric, Night Storage
Water supply: Mains
Sewerage: Mains
Accessibility measures: Stair lift

FIRST FLOOR:

Hall

Partly double-glazed door from Landing atop private stairs which offer stairlift option; built-in airing cupboard with Megaflo tank and shelving; coats rack; loft hatch; 24-hour emergency call system panel and entryphone; electric night storage heater.

Lounge/Diner

w: 11' 3" x l: 17' 11" (w: 3.43m x l: 5.46m)
Double-glazed bay window to rear; 2 electric night storage heaters; TV and phone pts; doorway into...

Kitchen

w: 11' 2" x l: 6' 11" (w: 3.4m x l: 2.11m)
Double-glazed window to front; range of fitted base and wall units, in white with stainless steel handles, variety of drawers, rolled-edge woodstrip-effect worktops and matching upstands; inset 1½-bowl single-drainer stainless steel sink and mixer tap; electric cooker pt with tiled splashback and integrated hood; space for fridge/freezer; plumbing for washing machine; built-in Caple slimline dishwasher.

Bedroom One

w: 9' 1" x l: 12' 1" (w: 2.77m x l: 3.68m)
Double-glazed window to rear; electric night storage heater; consumer unit.

Bedroom Two

w: 7' 6" x l: 12' 1" (w: 2.29m x l: 3.68m)
Double-glazed window to rear; electric radiator.

Bedroom Three

w: 6' 4" x l: 6' 11" (w: 1.93m x l: 2.11m)
Makes a great study or dressing room; frosted double-glazed window to front; built-in closet with cupboards above.

Shower Room

w: 7' 5" x l: 6' 10" (w: 2.26m x l: 2.08m)
Frosted double-glazed window to front; corner glazed cubicle with Mira Zest shower and foldaway seat; wall-hung white wash basin, with mixer tap, and w.c. to match; tiled walls; towel rail radiator; Dimplex fan heater.

Storage

The flat has its own understairs storage cupboard in the ground floor entrance.

EXTERNAL:

Communal Garden

Extending to all sides of the development, including lawns, flowers beds, shrubs and trees, as well as rotary dryers.

Parking

Offered on a first-come-first-served basis, there are a good number of spaces available in the development.

LOCATION:

Situated in a cul-de-sac off "Millionaire's Row" (Grange Park), pretty much equidistant from the shops in Henleaze and Westbury Village, this is a great setting for people "of a certain age". While Waitrose might be a bit of a leg-stretch for some, there are smaller Tesco and Co-op supermarkets closer to hand, as well as an array of other shops and eateries.

GENERAL:

Tenure

Leasehold (unexpired portion of 99-year lease dated 2007).

Service Charge

To be confirmed, but 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.

EditView

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?

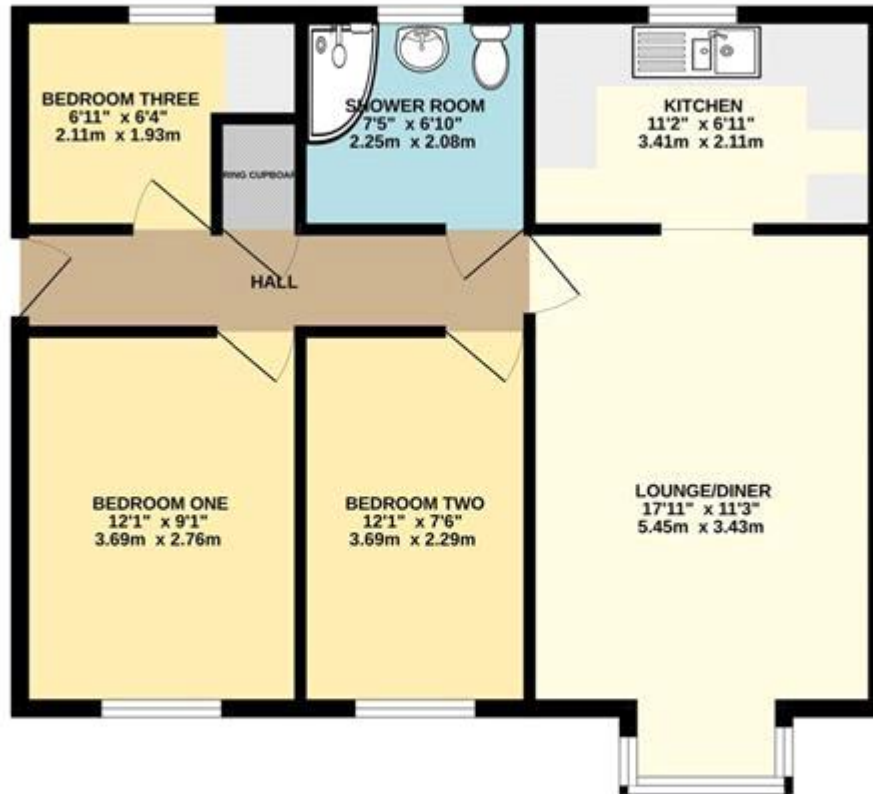
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without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



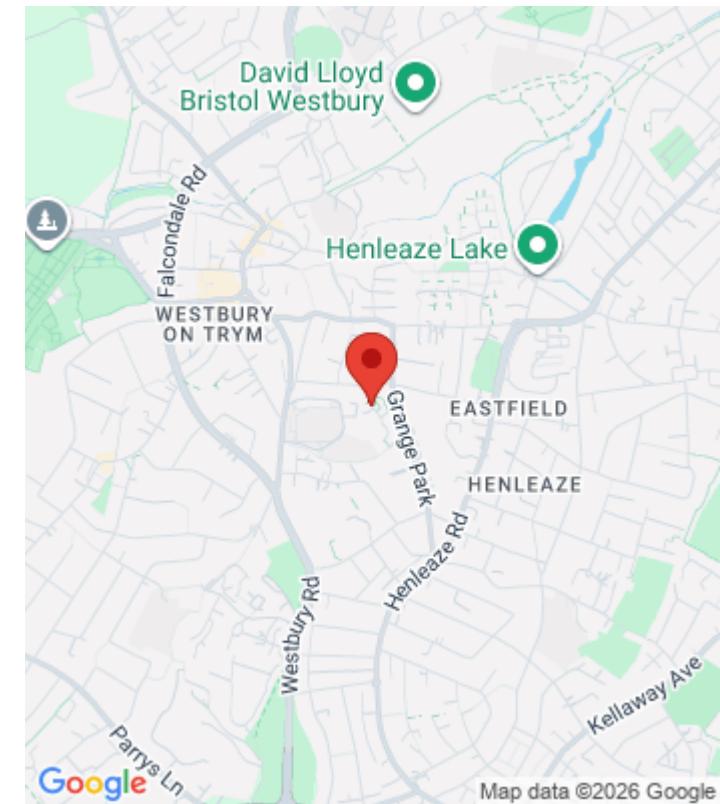
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



FIRST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
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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		
		72
	48	
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.