



MAGGS
& ALLEN

26 CARFAX COURT
33 DURDHAM PARK, BRISTOL, BS6 6XG
£195,000

A spacious, hall floor retirement apartment located within a popular retirement complex in Redland. Benefitting from lift access, high ceilings and generous accommodation, this property is offered to the market with no onward chain.

Summary

Positioned in a quiet residential setting adjacent to the Downs, this development is managed by a Resident Estate Manager and provides excellent communal facilities. These include an impressive communal lounge, a large laundry room with ironing facilities, and two guest suites that can be booked for visitors at a nominal charge, all set within attractive communal gardens.

The apartment itself is entered via a grand communal hallway on the hall floor, with lift access to the lower ground level. Upon entry to the property, you are greeted by a central entrance hall with access to the boiler cupboard and principal rooms. The sitting room is a bright, generous space boasting high ceilings, ornate coving, ceiling rose and floor-to-ceiling sash windows - framing the communal gardens and allowing for natural light to flood the room.

Adjacent is the kitchen; comprising a range of base and wall-mounted units with an integrated electric oven, hob, fridge/freezer and stainless steel sink. Large sash windows to the south-westerly elevation ensure the space is well-lit throughout the day.

Completing the accommodation is a sizeable double bedroom with a large storage cupboard, and a three piece bathroom encompassing a toilet, sink and bath with shower over.

Location

Situated in the highly sought-after and quiet Durdham Park, this location offers direct access to 400 acres of the Durdham Downs. Enjoy superb convenience with Blackboy Hill/Whiteladies Road amenities and Waitrose both under a half-mile away. A regular bus service is also readily accessible.

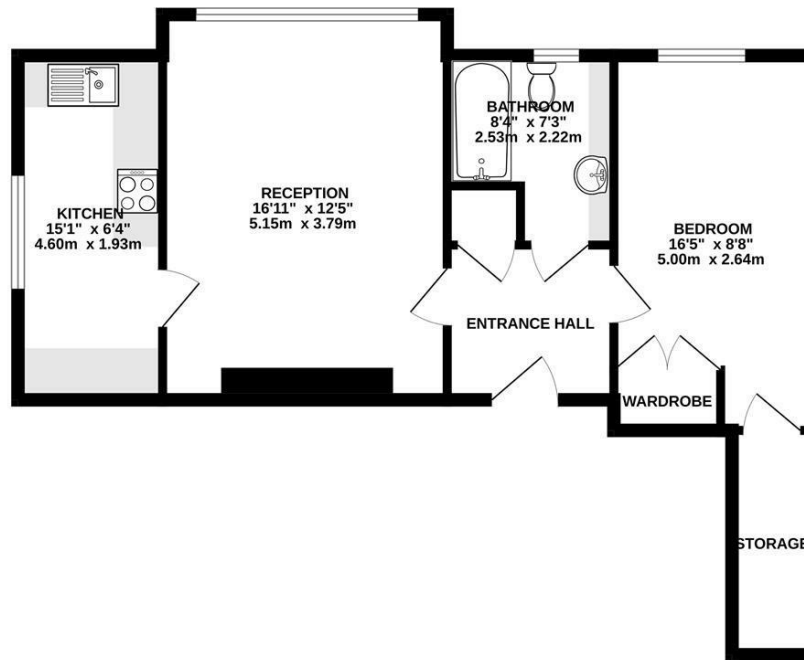
Lease Information

Managed by Southernhay Estates Limited with a service charge of approx. £5,821.60 per annum which includes: building maintenance and insurance, lifts, maintenance and up keep of the gardens, communal areas and communal area heating, emergency call system Resident Estate Manager and laundry facilities.

We understand there are 959 years remaining on the lease.



HALL FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Retirement apartment for over 55's
- Located on the hall floor, with lift access from ground level
- High ceilings and large windows throughout
- Close to public transport links, shops and cafes
- On site parking
- Excellent communal areas and a great community
- Well-presented throughout
- Offered to the market with no onward chain

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: C

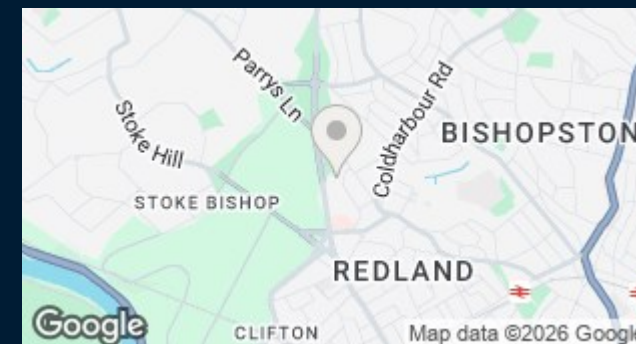
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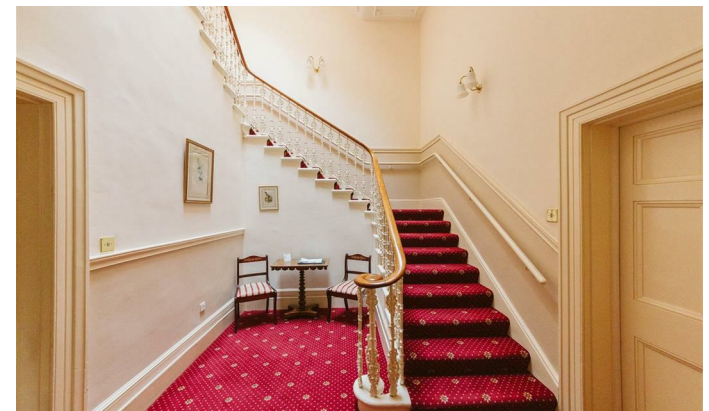
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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