

MAGGS & ALLEN

29, CARFAX COURT DURDHAM PARK

REDLAND, BRISTOL, BS6 6XG

Guide Price £295,000

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A spacious, light-filled retirement apartment (over 55s), boasting a premier position on the edge of Bristol's historic Durdham Downs, enjoying elevated southerly aspect views directly from the living room.

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.

Access to the apartment is granted via a grand communal entrance hall with a period light lantern and a beautiful staircase, or conveniently by lift. The spacious accommodation is arranged around an entrance hall with doors to all rooms. The apartment features a generous, bright living room with large windows to the front, a fitted kitchen, and two good-sized bedrooms - with option of one being a second reception room, if required. Practicality is enhanced by a main bathroom with three-piece suite and ample storage, including built-in wardrobes, a storage cupboard, and an airing cupboard.

For residents' comfort and security, the apartment benefits from an entry phone system, an emergency cord system, and gas central heating, all within a setting that retains many charming original features.

Management Charge

Managed by Southernhay Estates Limited with a service charge of approx. £5,573.40 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.

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.

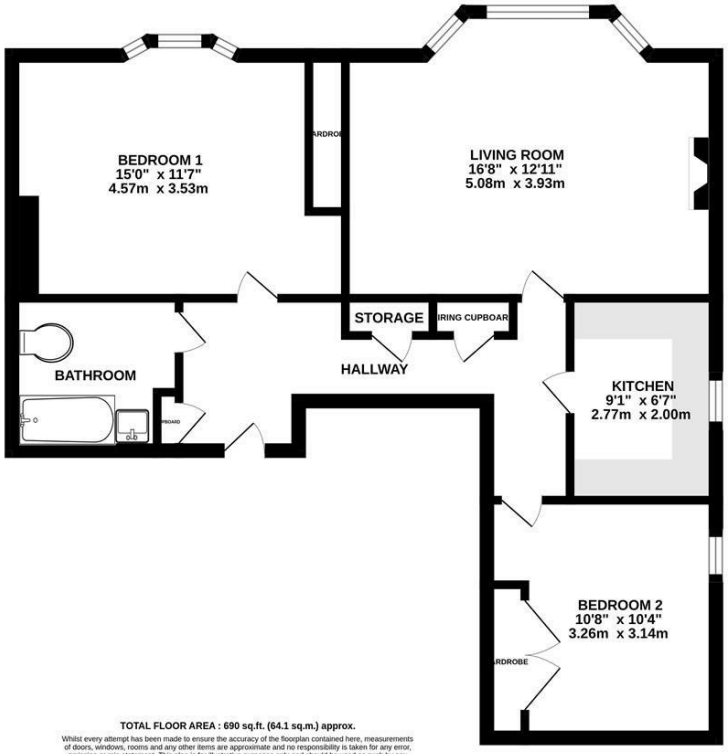






If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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.
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- A spacious retirement apartment
- Located in a superb location with good public transport links
- Two bedrooms
- Lift access
- Allocated parking space
- A highly regarded retirement development with well-maintained communal areas
- Offered with no onward chain

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Tenure: Leasehold

Council Tax Band: D

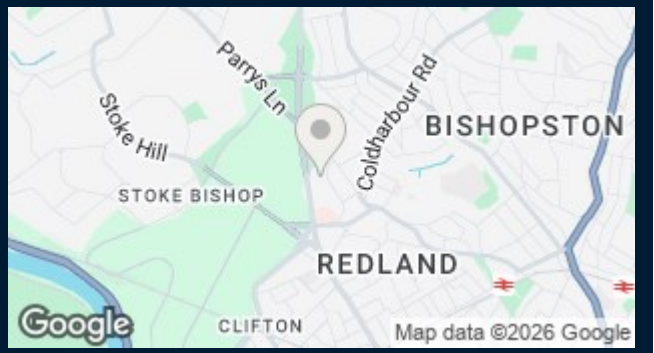
EPC Rating: D

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.



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