



CARFAX COURT DURDHAM PARK,
WESTBURY PARK, BS6 6XG

GOODMAN
& LILLEY







CARFAX COURT DURDHAM PARK

WESTBURY PARK BS6 6XG

ASKING PRICE
£425,000

A desirable, wonderfully sized two bedroom retirement apartment with delightful views across Durdham Downs, located in the popular Carfax Court development. Offered for sale with no onward chain.

This is an excellent apartment should be viewed at your earliest convenience to avoid disappointment.

Location

Located in a peaceful spot on the edge of the 400 acres of Durdham Downs and within just ½ a mile from all the many amenities on Blackboy Hill and Whiteladies Road and similarly 'Waitrose' in the opposite direction towards Henleaze. There is also a regular bus service close by.

Accommodation

Please see the floorplan for room measurements and the layout.

Communal Entrance

There is an attractive approach through the communal gardens to a communal front door and lobby with entry phone system. The communal hallway has stairs and a lift to the first floor were the apartment has a convenient lobby area and a entrance door providing access into the property.

Entrance Hall

Spacious with three cupboards and doors to all rooms.

Open Plan Living Area

A wonderfully generous space with ample room for sitting, dining and reading areas having double glazed windows to the front with views across the attractive gardens and the rear with even better views out across Durdham Downs. The whole apartment has a recently fitted heating system with radiators throughout the home. Door providing access to the kitchen.

Kitchen

The kitchen is well fitted with quality wall and base units, work surfacing over, sink unit, tiled surrounds, spaces for white goods and integrated cooking appliances. Double glazed window to the rear again with views out across Durdham Downs.

Bedroom One

A double bedroom with fitted wardrobing, radiator and double glazed window to the rear with views.

Bedroom Two

With fitted wardrobe, radiator and double glazed window to the front aspect.

Shower Room

A wonderfully fitted shower room with walk in shower, concealed cistern Wc and wash basin, tiled surrounds, electric towel rail/radiator and double glazed window.

Seperate WC

Fitted Wc and wash basin, double glazed window.

Outside

Communal Gardens

Superbly maintained communal gardens.

Garage / Parking

The apartment has a single garage of good sized in the grounds and there is also communal parking.

Communal Facilities

The apartment has use of an elegant communal

drawing room with kitchen area, residents' laundry facilities, communal parking and guest suites (with a nominal charge) plus a Resident Estate Manager.

Useful Information

Tenure: Leasehold, 966 years remaining
Development for over 55 year olds
Contact Agents for Management Charges



- Spacious Well Appointed Retirement Apartment
- Outstanding Views Across Durdham Downs
- Two Bedrooms
- Communal Facilities / Gardens
- Sought After Popular Over 55's Development
- Garage and Communal Parking



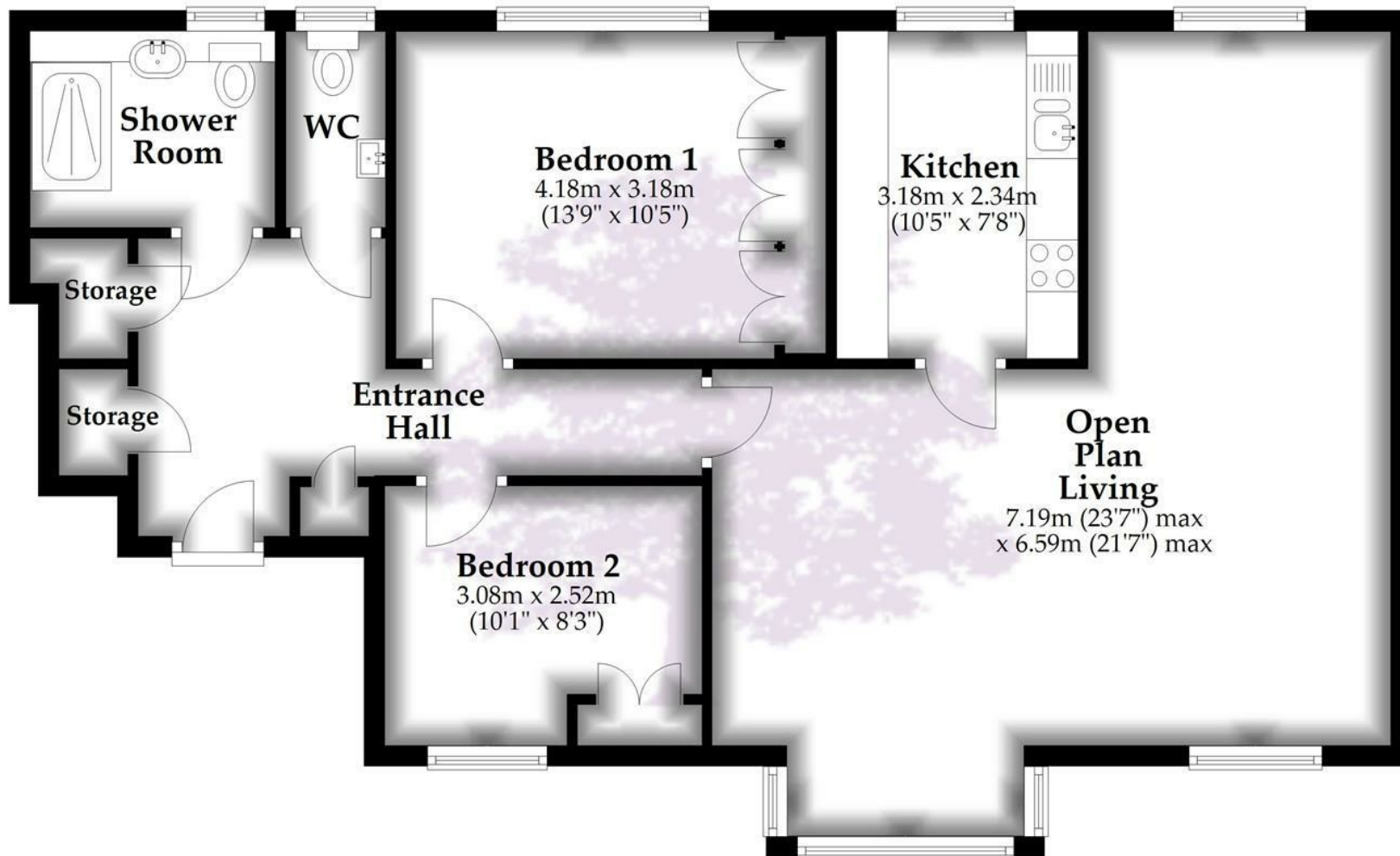


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Floor Plan

Approx. 85.5 sq. metres (920.8 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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