



First Floor Flat, Flat 4 Carfax Court, 31 Durdham Park

Guide Price £425,000

RICHARD
HARDING

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Redland, Bristol, BS6 6XG

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Enjoying a commanding and elevated position on the first floor of this prestigious development at Carfax Court which occupies a quiet residential location adjacent to Durdham Downs. An excellent opportunity to acquire this substantial two bedroom apartment which benefits from communal facilities such as guest suites, communal drawing room, laundry area and landscaped garden. To be offered to the market with no onward chain

Key Features

- An impressive 2 bedroom first floor apartment (with stair lift) within this impressive early Victorian (circa 1850) grade II listed period building which forms part of the prestigious retirement development for those over 55 years of age.
- Carfax Court provides a variety of communal facilities for the benefit of residents, including a drawing room and two well-furnished double guest suites which can be booked at a nominal charge through the resident secretary. All these areas are fully carpeted, and the drawing room is tastefully furnished. There is also lift access to all apartments in sections of the development over two storeys in height. There is a laundry/utility room with a range of washing machines and tumble dryers together with a sink unit. This facility is for the free use of residents and is covered by the service charge. Lighting in communal areas is by time switch, photoelectric cell or push-button as circumstance best dictate. All areas within the development are protected by a fire alarm system, and static equipment (such as extinguishers and fire blankets) is amply provided.
- Located in a peaceful spot, backing onto Durdham Downs and just a short distance from the amenities on Blackboy Hill and so to Whiteladies Road and similarly to Waitrose in the opposite direction.
- Carfax Court has been carefully designed to provide residents with accommodation of the highest quality within a scheme that combines ease of living with privacy and independence, in an area convenient both for shopping and leisure facilities.
- Sold with no onward chain so a prompt move is possible.



ACCOMMODATION

APPROACH: from the path follow the driveway and steps to the impressive solid wooden arched double doors which in turn open to the communal entrance vestibule. The communal entrance vestibule has wooden wall panelling and post boxes, radiator. Chapel style wooden door with stained glass insert opens into:-

COMMUNAL ENTRANCE HALL: an impressive hallway with bow window, ceiling mouldings, dado rail, radiators, staircase with stair lift and stripped wooden balustrade rises to the mezzanine landing and front door to this flat which can be found immediately on your right hand side via wooden door. This subsequently leads through to:-

ENTRANCE HALLWAY: providing access off to the principal rooms of the apartment including the kitchen/breakfast room, bedroom 1, bedroom 2 and shower room. Split level staircase ascends to the drawing room. There are two large cupboards with one housing the hot water tank and the other being an Airing Cupboard, and has plumbing for a washing machine and space for a tumble dryer. There is also a large understairs storage cupboard beneath the split landing ascending to the drawing room. Intercom entry system, radiator, light points.

DRAWING ROOM: (18'10" x 15'2") (5.73m x 4.63m) an impressive drawing room with light flooring in from the front elevation via wide bay with sash windows and a southerly aspect, laid to fitted carpet, ceiling cornicing, ceiling rose with light point, moulded skirting boards, period fireplace with marble hearth and surround, light point and internet point, access to two large storage cupboards.





KITCHEN/BREAKFAST ROOM: (13'8" x 13'2") (4.16m x 4.01m) comprises a variety of wall, base and drawer units in an L shaped design with square edged quartz effect worktops, ceramic 1 ½ bowl sink with chrome swan neck tap over and integrated drainer unit beside, 4 ring induction hob with overhead extractor hood, stylish splashback tiles, double gas oven, inset ceiling downlights, stylish tiled flooring. A well-proportioned kitchen with ample space for large dining table and chairs.

BEDROOM 1: (13'8" x 11'0") (4.17m x 3.34m) laid to fitted carpet, light coming in from the side elevation via double glazed wooden casement windows, ceiling cornice and a range of built-in fitted wardrobes, radiator.

BEDROOM 2: (12'1" x 9'0" max into bay) (3.94m x 2.73m) a well-proportioned second bedroom laid to fitted carpet, light coming in via double glazed casement windows to side elevation, moulded skirting boards, radiator.

SHOWER ROOM/WC: comprises of a low level wc, pedestal hand wash basin with chrome tap over, shower cubicle with glass insert, stylish tiled flooring.

OUTSIDE

COMMUNAL GARDENS: access to Carfax Court is through two stone pillared gateways on the Durdham Park frontage, and additional pedestrian access direct to the Downs. Gravelled drives give access to garages and parking – spaces available by arrangement. The main landscaping feature is the formal courtyard over which one approaches the separate entrances to the groups of apartments forming the new build section. The grounds are extremely well maintained and enclosed by a fine old stone wall with sections of lawn, specimen shrubs and the retention of many mature trees.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 June 1986 with a £1 ground rent p.a.. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the current yearly service charge is £5,242. This information should be checked by your legal adviser.

LEASE: The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Limited. A fee calculated at 5% of the sale price is payable to the freeholder. Out of this the freeholder will settle the fees of estate agents and solicitors, along with any other sale costs such as for an EPC. The balance of 95% is remitted to the seller.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

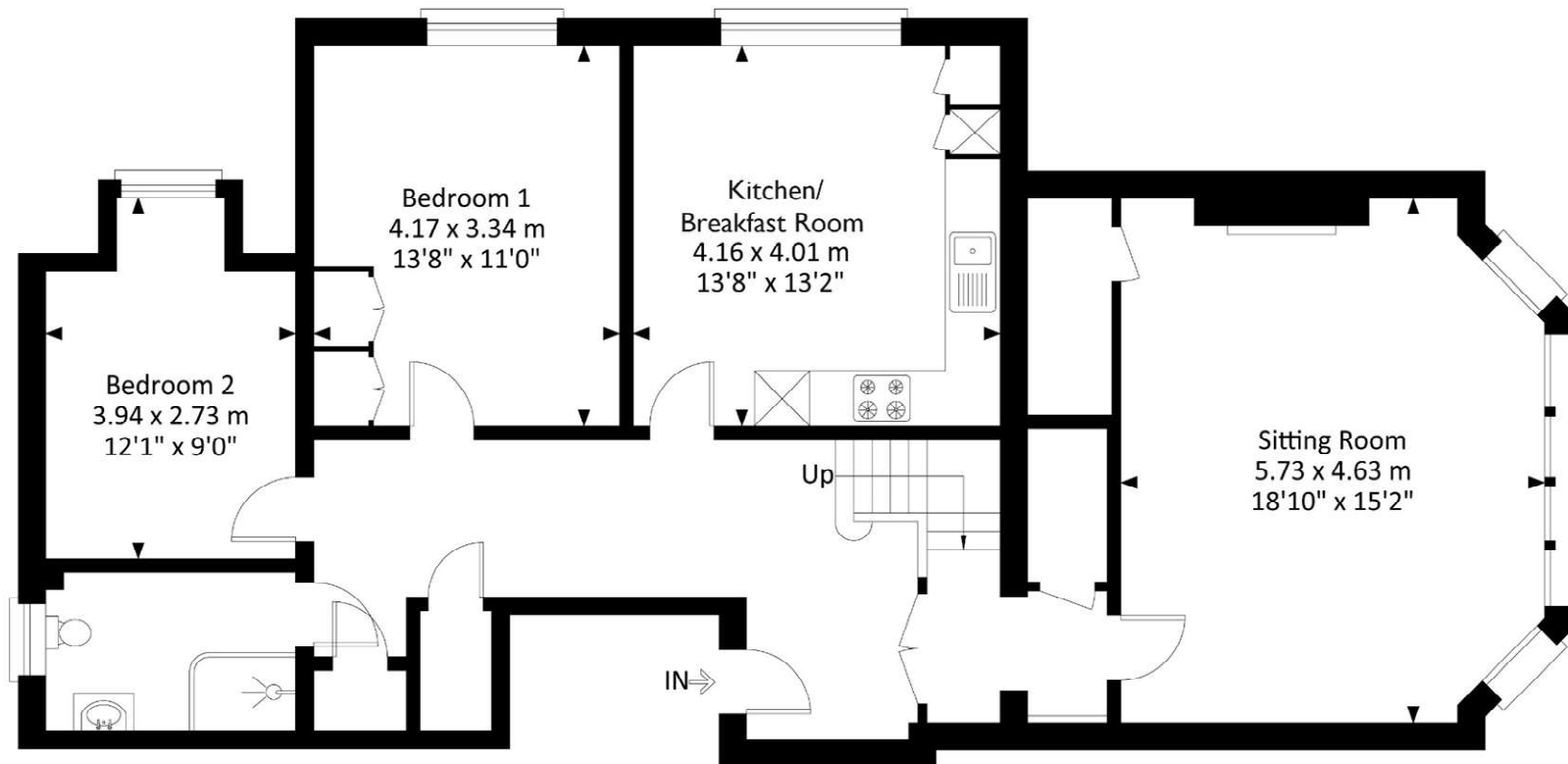
PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



Carfax Court, Durdham Park, Redland, Bristol BS6 6XG

Approximate Gross Internal Area = 100.46 sq m / 1081.34 sq ft



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.