



Hall Floor Flat, 27 Carfax Court, 33 Durdham Park
Guide Price £200,000

RICHARD
HARDING

Hall Floor Flat, 27 Carfax Court, 33 Durdham Park

Redland, Bristol, BS6 6XG

RICHARD
HARDING

A spacious 1 double bedroom hall floor retirement apartment (for the over 55s), located within the prestigious development of Carfax Court in a quiet residential location adjacent to Durdham Downs, which benefits from communal facilities including an on site development manager, guest suite, communal drawing room, laundry area, landscaped gardens and courtyard. No onward chain.

Key Features

- 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 development manager. 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. The facility is for the free use of residents and is covered by the service charge.
- A beautiful Grade II listed building with lift access if required.
- Access to Carfax Court is through two stone piers gateways on the Durdham Park frontage, and additional pedestrian access direct to the Downs. Gravelled drives give access to garages and parking spaces available on a first come first served basis. The grounds are enclosed by a fine old stone wall with grassed areas, specimen shrubs and the retention of many mature trees.
- All service areas such as refuse stores, boiler rooms and intake rooms are carefully concealed within the development so that the maintenance of essential services may be carried out as unobtrusively as possible.
- 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 and the Orpheus Cinema in the opposite direction. There is a bus stop on Westbury Road which is just a short stroll away from the apartment.
- 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 for both shopping and leisure facilities.
- Sold with no onward chain so a prompt move is possible.

ACCOMMODATION

APPROACH: the property is approached via the right hand entrance marked '33' and is the right hand property of the pair of detached buildings. A grand covered box porch is accessed via a turning staircase up to the communal entrance door with alternative access to the rear which provides lift access to the hall floor if required.

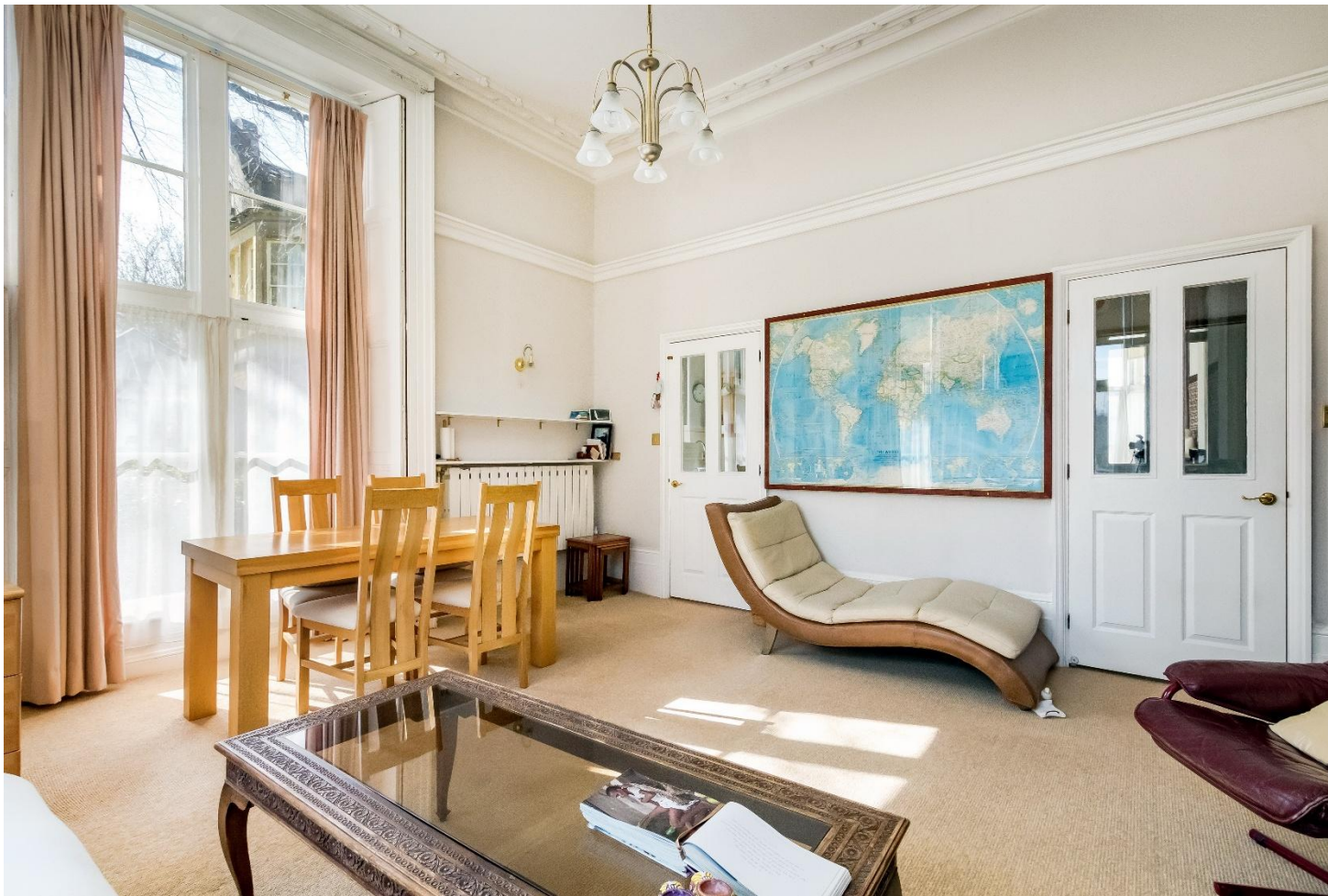
COMMUNAL ENTRANCE: grand communal entrance hallway with high ceilings, dado rail and cast iron radiator, ornate ceiling mouldings and attractive turning staircase rising to the upper floors. A two-person lift runs between this level and the basement and there are two flat entrances on the hall floor, one of which is the private entrance for 27. Door into:-

CENTRAL HALLWAY: L shaped central hallway with ceiling moulding, Videx intercom entry phone and careline pull cord system.

Boiler Cupboard: an airing cupboard with wooden slatted shelving and water immersion heater.

SITTING ROOM: (17'6" x 17'6") (5.34m x 5.34m) wide angled walk-in bay window with floor to ceiling wood framed sash windows directly overlooking communal gardens to the front and matching windows to side with working window shutters. A dual aspect sitting room with very high ceilings (3.62m) with ornate ceiling mouldings, central ceiling rose and picture rail. Built-in shelving, radiator and telephone point. Fireplace with wooden surround currently housing electric plug in fire.





KITCHEN: (9'4" x 7'7") (2.85m x 2.31m) 'jack and jill' doors from hallway and sitting room, wood framed sash window to side elevation with leafy views, tiled splashback around the window sill forming above wooden surfaces, eye and floor level kitchen units, display cabinet, electric oven at waist height with 4 ring electric hob and extractor hood over, integrated stainless steel 1 1/3" sink with swan neck mixer tap and drainer, space for undercounter fridge/freezer. (There is no space for a washing machine as there is a separate communal room for laundry facilities).

BEDROOM: (15'0" x 10'5") (4.57m x 3.17m) floor to ceiling wood framed sash windows into shallow angled bay to front elevation with pleasant views over communal gardens to front, high ceilings (3.63m) continue with ornate ceiling mouldings, built-in shelving and radiator.

BATHROOM/WC: steel bath with electric Triton shower over, handrails, pedestal hand basin, close coupled wc, wall mirror with shaving light over, shelving, towel rail, heated towel rail, radiator, medicine cabinet and wall mounted extractor fan.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £5,573.40. This information should be checked by your legal adviser.

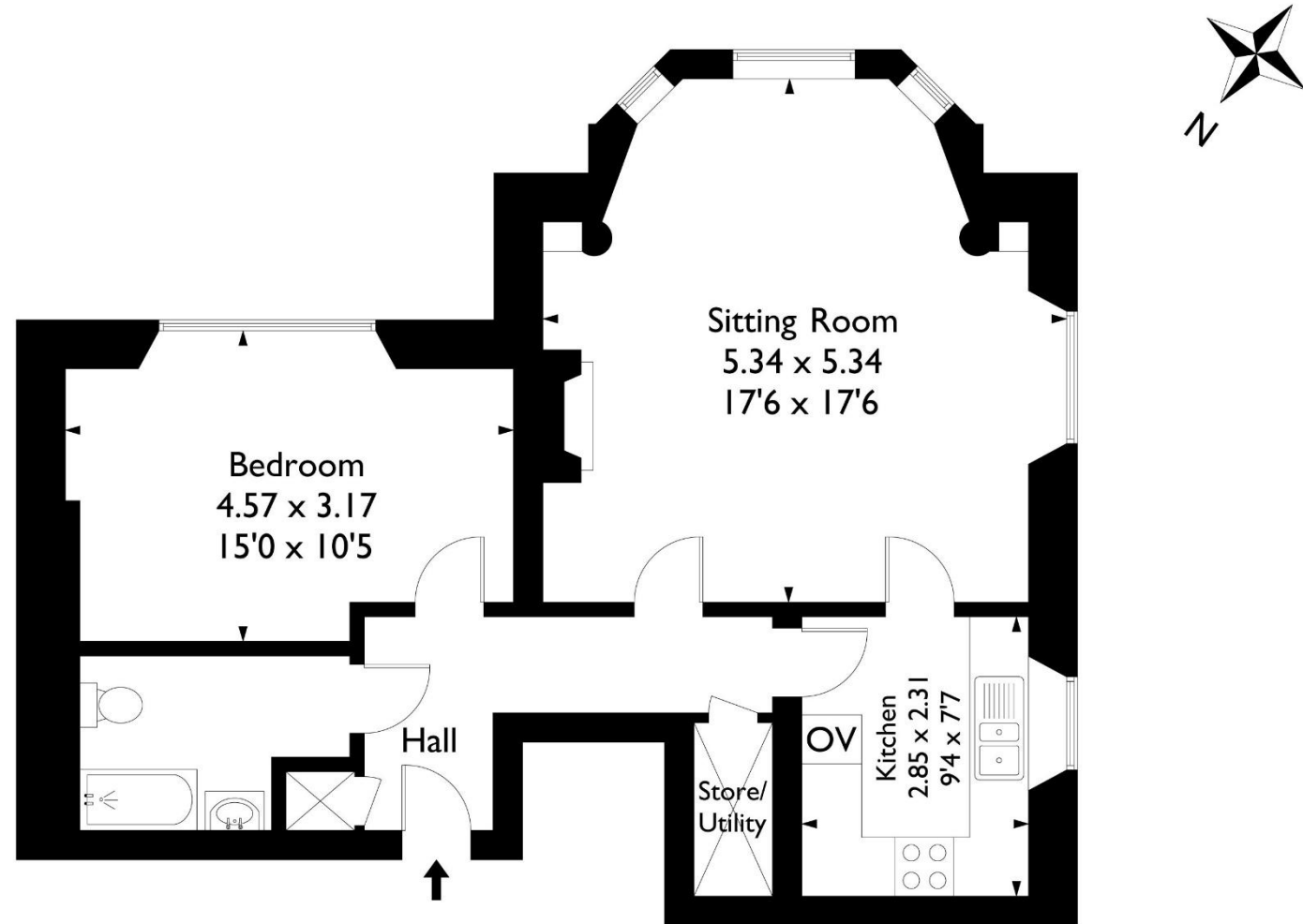
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

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, 33 Durdham Park, Redland, Bristol BS6 6XG
Approximate Gross Internal Area = 58.09 sq m / 625.27 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.