



First Floor Flat, Flat 5, Carfax Court, 31-33 Durdham Park

Guide Price £450,000

RICHARD  
HARDING

# First Floor Flat, Flat 5, Carfax Court, 31-33 Durdham Park

Redland, Bristol, BS6 6XG

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A spacious and elegant 2 double bedroom first floor retirement apartment (for the over 55s) of 1,300 sq. ft., located within the prestigious development of Carfax Court in a quiet residential location adjacent to Durdham Downs. Benefiting from communal facilities including a part-time on-site development manager, guest suite, communal drawing room, laundry area, landscaped gardens and courtyard. No 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. There is also a laundry/utility room.
- Grade II listed.
- Access to Carfax Court is through two stone pillared gateways on the Durdham Park frontage, and additional pedestrian access direct to the Downs. Driveway gives 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.
- **Accommodation:** entrance hall, cloakroom cupboard, airing cupboard, sitting/dining room, kitchen, 2 large double bedrooms, shower room/wc, separate wc.
- 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, as well as the opportunity to engage in social activities, in an area convenient for both shopping and leisure facilities.
- Sold with no onward chain so a prompt move is possible.

## ACCOMMODATION

**APPROACH:** from the main parking area and communal gardens, a large wooden communal door leads into:-  
**COMMUNAL PORCH & HALLWAY:** a small porch with post trays opens to grand entrance hall which provides access to flats on this level as well as some of the communal facilities including the residents lounge and kitchen. A turning staircase with stair lift rises to the first floor, where the private entrance to the property can be found.

**ENTRANCE HALL:** (13'10" x 5'10") (4.21m x 1.78m) spacious entrance hall with telecom entry and alarm system enabling a resident to summon the 24 hour care system. High ceilings with attractive mouldings plus pointed archway with two walk-in cupboards below housing ample storage, consumer units and boiler. Four further doors lead to other rooms.

**SITTING ROOM:** (24'7" x 16'10") (7.48m x 5.12m) a grand dual aspect room with bow sash window with concealed door onto parapet with further side windows to front elevation with two further sash windows to side. Triple radiators, fireplace housing electric fire onto hearth with wooden surround and mantel. High ceilings with attractive ceiling mouldings, twin ceiling roses, picture rail and door through to:-





**KITCHEN:** (10'4" x 8'2") (3.16m x 2.48m) dual aspect room with sash windows to front and side elevations, fully fitted kitchen with square edged work surfaces to both sides, eye and floor level cupboards, integrated appliances including a Bosch electric oven and 4 ring induction hob, Baumatic microwave, integrated fridge/freezer and slimline dishwasher. Stainless steel 1 1/3<sup>rd</sup> sink and drainer with swan neck mixer tap, vinyl flooring, vaulted ceiling.

**BEDROOM 1:** (17'8" x 15'7") (5.39m x 4.74m) sash window to side elevation with radiator below, ceiling mouldings continue with picture rail, triple built-in wardrobes with mirrors to centre.

**En-Suite Shower Room/WC:** (6'10" x 5'4" max measurements) (2.10m x 1.64m) matching suite comprising corner shower cubicle with floor level tray, Triton electric shower, partially tiled walls, low level wc, bidet, hand basin with mirrored medicine cabinet over, heated towel rail, wood panelled walls to half wall height, extractor fan, vinyl flooring.

**BEDROOM 2:** (16'5" x 15'10") (5.00m x 4.83m) dual aspect room with sash windows to front and side elevations with window seat and radiator below, ceiling mouldings, picture rail, central ceiling rose.

**CLOAKROOM/WC:** (4'3" x 4'0") (1.30m x 1.23m) accessed from the central hallway; low level wc, hand basin, radiator, wood panelled walls to half wall height, extractor fan, vinyl 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 on a first come, first served basis. 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 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, with a ground rent of £1 p.a. 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.

**IMPORTANT INFORMATION:** 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 an EPC. The balance of 95% is remitted to the seller.

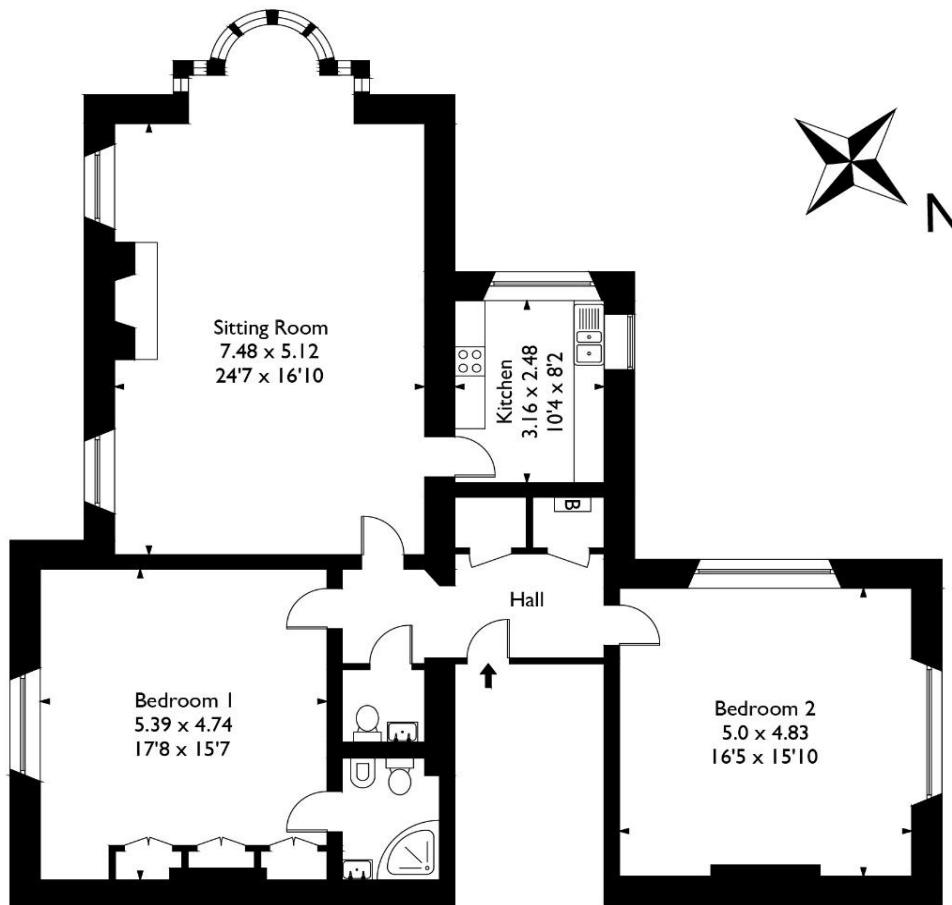
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### 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, 31-33 Durdham Park, Redland, Bristol BS6 6XG

Approximate Gross Internal Area = 121.0 sq m / 1302.43 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.