



**MAGGS
& ALLEN**

16 CARFAX COURT

DURDHAM PARK, REDLAND, BS6 6XG

Guide Price £340,000

16 CARFAX COURT, DURDHAM PARK, REDLAND, BRISTOL, BS6 6XG

Guide Price £340,000

A desirable, two bedroom apartment with delightful views over Durdham Downs, located in the popular Carfax Court development.

The accommodation comprises of a light and spacious hallway with window overlooking the gardens to the rear and a storage/cloak cupboard, two double bedrooms, one with double fitted wardrobes and one with a useful storage cupboard. The bathroom has a bath with overhead shower, w/c, sink and bidet and there is a separate WC with basin. The lounge/diner benefits from large windows and stunning views over the rear gardens and Durdham Downs. The kitchen overlooks the gardens to the front and has cream base and wall units, electric hob, double oven, washing machine and fridge freezer.

The property benefits from communal facilities which include well kept communal gardens, elegant drawing room with kitchen area, residents' laundry facilities, communal parking and guest suites (with a nominal charge) plus a Resident Estate Manager.

Location

Durdham Park is an incredibly popular, quiet and convenient location, situated on the edge of the 400 acres of the Durdham Downs and within just ½ a mile from the amenities on Blackboy Hill and so to Whiteladies Road and similarly to 'Waitrose' in the opposite direction. The is also a regular bus service close by.

Directions

From the Maggs & Allen office on Northumbria Drive, turn right at the traffic lights onto Coldharbour Road. Turn right onto Redland Road and left onto Durdham Park. Turn right to stay on Durdham Park

Management Charge

Managed by Southernhay Estates Limited with a service charge of approx. £5122.67 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.

Important information

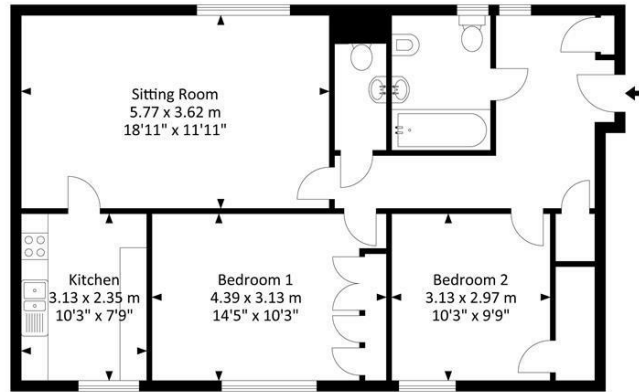
Please note that under the terms of the lease the Freeholder (Retirement Properties Limited) are responsible for the re-sale of the property. On the re-sale the owner of the apartment must reimburse 5% of the sale price to Retirement Properties Limited (RPL). RPL will pay for and instruct the Estate Agent and Solicitor. For more information please contact the office tel: 0117 949 9000.



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

Carfax Court, 31 Durdham Park, Bristol, BS66XG

Approx. Area 797.6 Sq.Ft - 74.1 Sq.M



Top Floor

For illustrative purposes only. Not to scale.

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.
Floor plan produced by Energy Plus.



- Top Floor Apartment For 55's & Above
- In the Popular Carfax Court Development
- 2 Bedrooms
- Stunning Views
- Communal Gardens

Guide Price: £340,000

Tenure: Leasehold

Council Tax Band: E

Local Authority: Bristol City Council

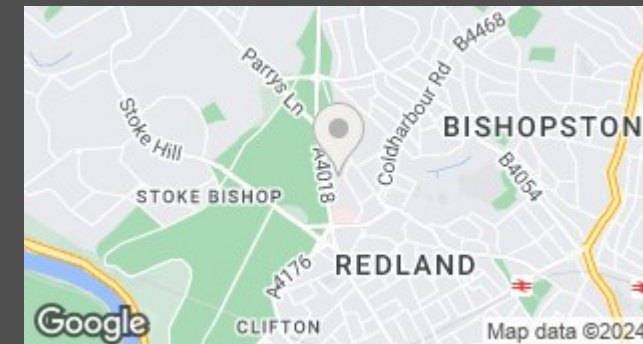
Vendors Onward Position: No Onward Chain

EPC: C

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



RICS
Regulated by RICS



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.