



MAGGS  
& ALLEN

4 CARFAX COURT DURDHAM PARK  
REDLAND, BRISTOL, BS6 6XG  
Guide Price £430,000

Occupying part of a handsome Grade II listed Victorian mansion, in a superb spot on the edge of the Durdham Downs comes this spacious, well-presented first floor retirement apartment. Offered with no onward chain.

## The Property

This apartment is one of the finest apartments within this development and offers a unique opportunity for those looking for an apartment for the over 55's without having to compromise on living space or period charm.

The sizeable and neutrally decorated accommodation comprises: an unusually galleried style entrance hall, large living room with large southerly bay windows, modern fitted 'shaker style' fitted kitchen/diner, bathroom plus further additional cloakroom and two double bedrooms (master bed), several storage cupboards are located throughout the apartment including a utility cupboard with space and plumbing for washing machine.

This development is positioned in a quiet residential location adjacent to the Downs and benefits from communal facilities which include guest suites, communal lounge and laundry area with ironing facility. The apartment benefits from an entry phone system, emergency cord system and there is a residential Estate Manager, as well as many original features, such as grand period fireplace and ornate ceiling cornice.

There are communal facilities which include: well-kept communal gardens, elegant communal drawing room with kitchen area, resident's laundry facilities, communal parking area and guest suites (with a nominal charge) plus a Resident Estate Manager.

Viewing highly recommended.

## Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's.

Cultural richness thrives with art galleries and theatres, whilst Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

## 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

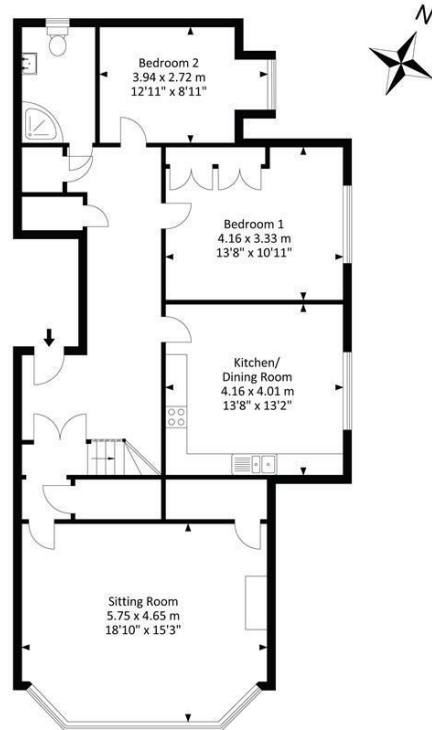
Please note that under the terms of the lease the Freeholder (Retirement Properties Limited) are responsible for the re-sale of the property. On the re-sale the owner of the apartment must reimburse 5% of the sale price to Retirement Properties Limited (RPL). RPL will pay for and instruct the Estate 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 1039.70 Sq.Ft - 96.60 Sq.M



First 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.



- A gorgeous first floor apartment with beautiful, ornate period features
- Two well-sized bedrooms
- Well-presented
- Stunning location close to the Downs
- No onward chain
- In the popular Carfax Court development (for 55 years & above)
- Wonderful communal gardens and allocated parking
- Residential Estate Manager

**Guide Price:** £430,000

**Tenure:** Leasehold

**Council Tax Band:** E

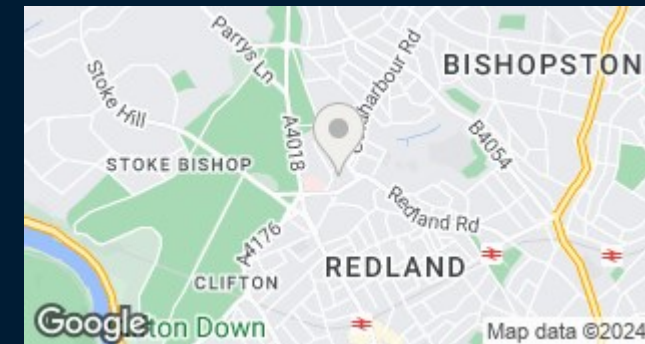
**EPC Rating:** D

**Local Authority:** Bristol City Council

**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.





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