



**MAGGS  
& ALLEN**

**FLAT 7 CARFAX COURT**  
DURDHAM PARK, BRISTOL, BS6 6XG  
**£380,000**

## FLAT 7 CARFAX COURT, DURDHAM PARK, BRISTOL, BS6 6XG

£380,000

A spacious and light two-bedroom, ground floor flat with garage, located in the popular Carfax Court development (for buyers aged 55 or above), located on the edge of Durdham Downs.

The apartment is filled with natural light and comprises: entrance hall with three storage cupboards, 2 double bedrooms with white built in storage wardrobes. A low maintenance shower room with walk in shower and 'smart toilet' and a second separate W/C. A welcoming sitting/dining room with a large bay window looking out on the communal garden and an elegant electric fireplace. The kitchen is modern with white cupboard units with a slate affect work top, electric induction hob and white splash back tiles.

The apartment also benefits from having its own garage.

### Communal Facilities

The development benefits from a Resident Estate Manager, impressive communal lounge, large laundry room with ironing facilities and excellent communal gardens. There are two guest suites, which can be booked at a nominal charge with the Estate Manager.

The vendor has notified us that there is no onward chain.

### 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

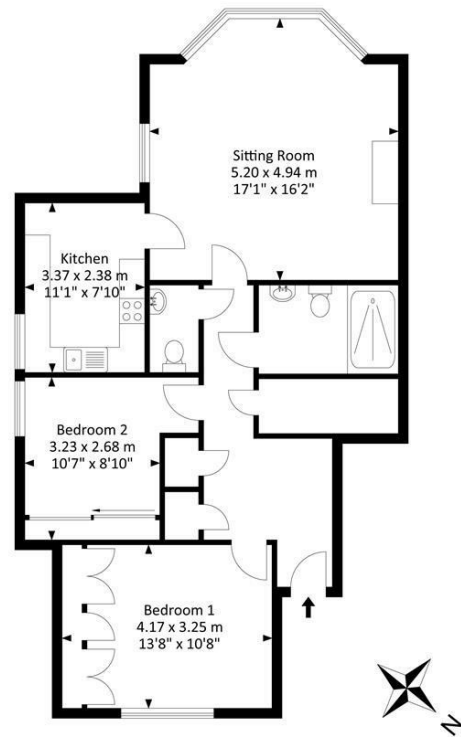
Please note that under the terms of the lease the Freeholder (Retirement Properties Limited) are responsible for the re-sale of the property. On the re-sale the owner of the apartment must reimburse 5% of the sale price to Retirement Properties Limited (RPL). RPL will pay for and instruct the Estate 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 828.20 Sq.Ft - 76.90 Sq.M



**Ground 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 spacious retirement apartment in the Carfax Court Development
- 2 Bedrooms
- Garage
- Large Sitting Room
- Large Bay Window
- Modern Kitchen
- EPC-E

**Guide Price:** £380,000

**Tenure:** Leasehold

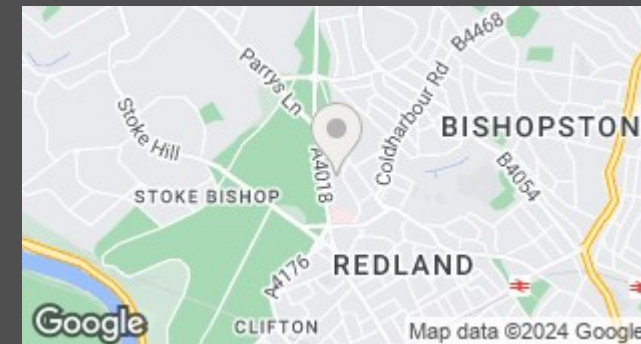
**Council Tax Band:** E

**Local Authority:** Bristol City

**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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