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morgan**



Flat for over 60's, 14, Avon Court Beaufort Road, Clifton, Bristol, BS8 2JT

£110,000

This well-presented one-bedroom RETIREMENT apartment is located within a peaceful and well-maintained development, exclusively for residents aged 60 and over.

- First Floor Apartment
- Lift access
- Communal gardens
- Communal reception room with kitchenette
- Laundry room
- Guest bedroom
- On site Manager
- Off street parking
- No onward chain

The Property

This bright and welcoming apartment offers a comfortable and well-appointed living space, ideally suited to those seeking independent living within a friendly and supportive community. The spacious open-plan living area enjoys an excellent sense of light and space, with a modern fitted kitchen positioned conveniently alongside the living room. A large window overlooks the picturesque grounds of Clifton Lawn Tennis Club, creating a lovely outlook while allowing an abundance of natural light to flood the room. The living space is further enhanced by a cosy electric fireplace, providing a warm and inviting focal point. The generous double bedroom features built-in mirrored wardrobes, offering excellent storage while helping to create a bright and spacious feel. The bathroom has been finished to a high standard and includes a stylish vanity unit with a large built-in mirror and basin, together with a bath and overhead shower, combining practicality with contemporary comfort. Residents benefit from a range of communal facilities designed to make everyday living both convenient and enjoyable. These include a welcoming residents' lounge with kitchenette, beautifully maintained mature gardens and on-site management. Additional peace of mind is provided by a secure entry system, emergency assistance and an on-site manager. Further facilities include a spacious communal laundry room equipped with washing machines and tumble dryers, together with the added benefit of off-street parking.

Location - Clifton

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

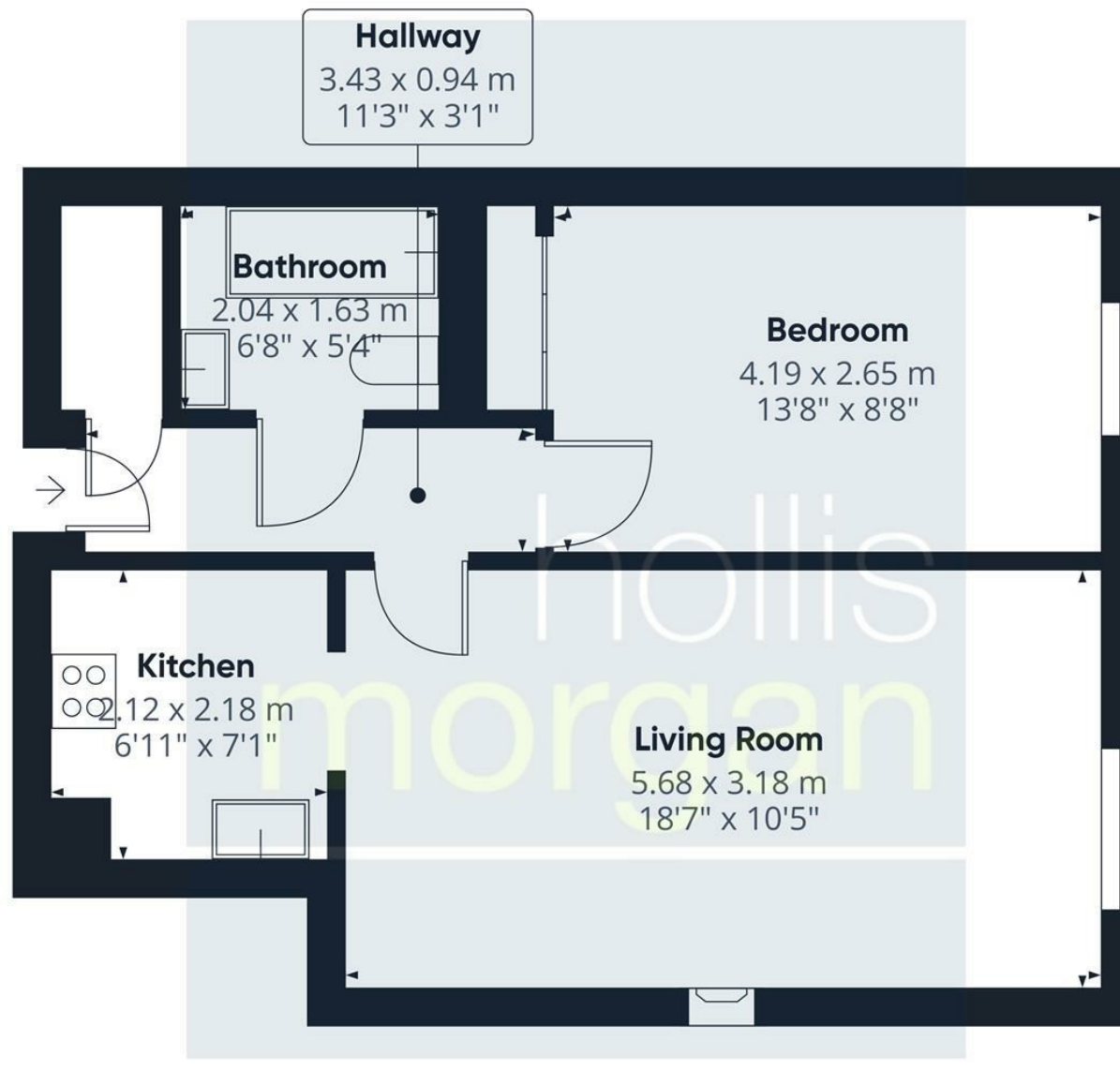
Other Information

Leasehold: 125 years from 1 May 1988
Ground rent: £450 pa
Management Fee: TBC
Council Tax Band: C

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.





Approximate total area^m
42.9 m²
463 ft²

(1) Excluding balconies and terraces

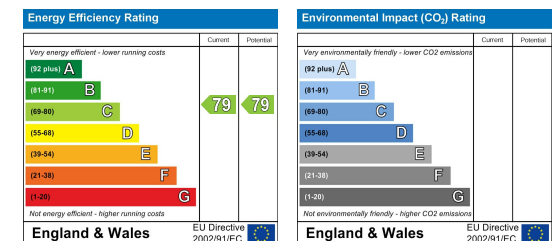
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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