

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 bedrooom
- 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: circa £455 pcm
Council Tax Band: C

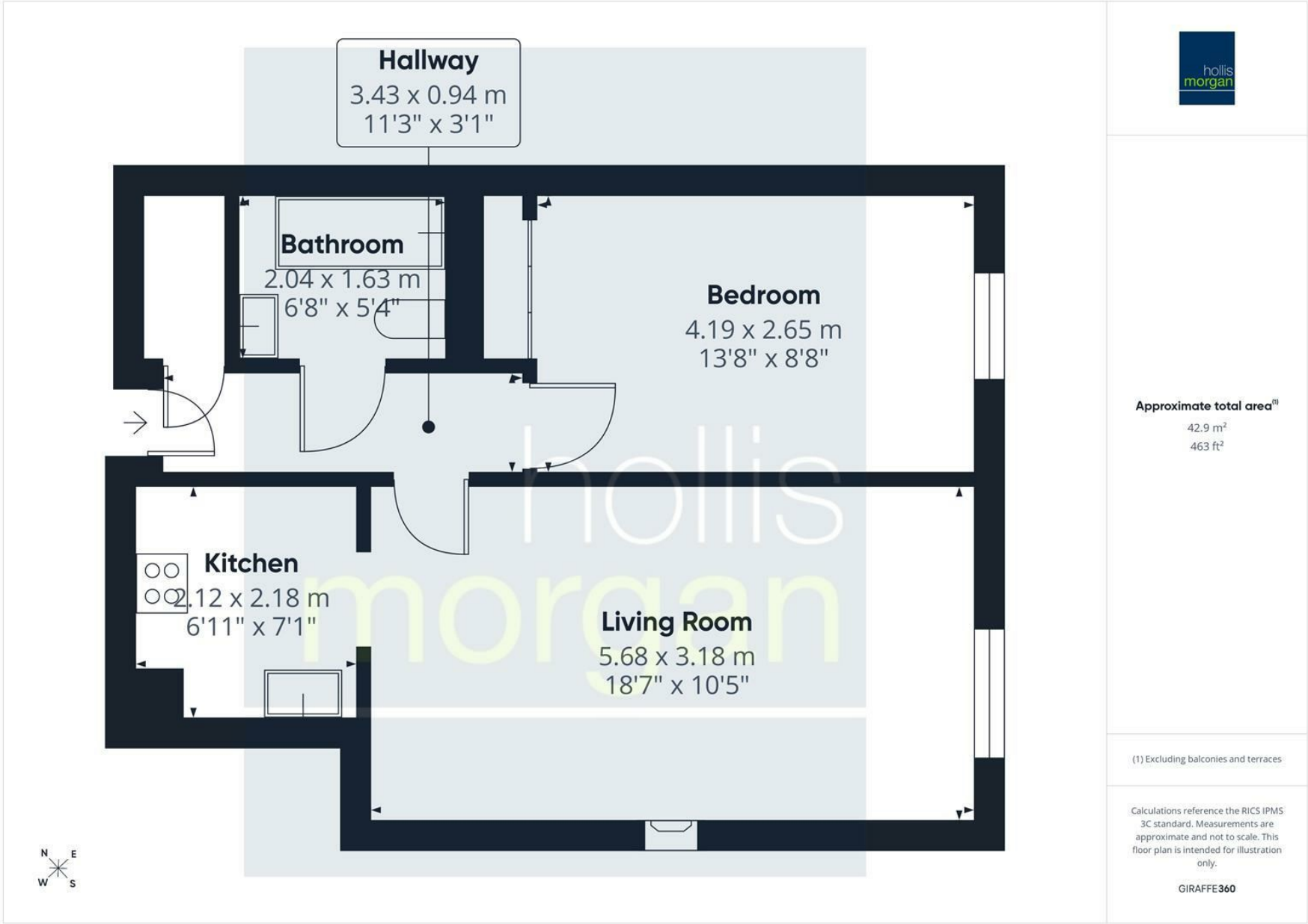
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Approximate total area(1)

42.9 m²

463 ft²

(1) Excluding balconies and terraces

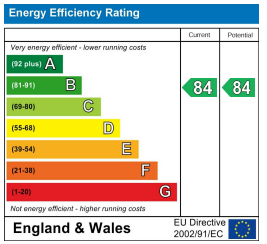
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

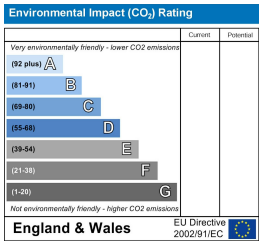
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