

MAGGS & ALLEN

FLAT 31, CARFAX COURT DURDHAM PARK

REDLAND, BRISTOL, BS6 6XG

£210,000

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A two-bedroom retirement apartment with lift access, situated in a superbly convenient position in Redland. Offered with no onward chain.

Summary

Positioned in a quiet residential setting adjacent to the Downs, this development is managed by a Resident Estate Manager and provides excellent communal facilities. These include an impressive communal lounge, a large laundry room with ironing facilities, and two guest suites that can be booked for visitors at a nominal charge, all set within attractive communal gardens.

The apartment itself is accessible via lift or the grand staircase ascending from the communal hallway. Entering into the apartment, you will find two well-balanced double bedrooms, a fully-fitted modern kitchen, and a lounge-diner offering an elevated view. Completing the space are three storage cupboards, and a large wet room.

Offered with no onward chain.

Location

Situated in the highly sought-after and quiet Durdham Park, this location offers direct access to 400 acres of the Durdham Downs. Enjoy superb convenience with Blackboy Hill/Whiteladies Road amenities and Waitrose both under a half-mile away. A regular bus service is also readily accessible.

Management Charges

Managed by Southernhay Estates Limited with a service charge of approx. £5,573.40 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.

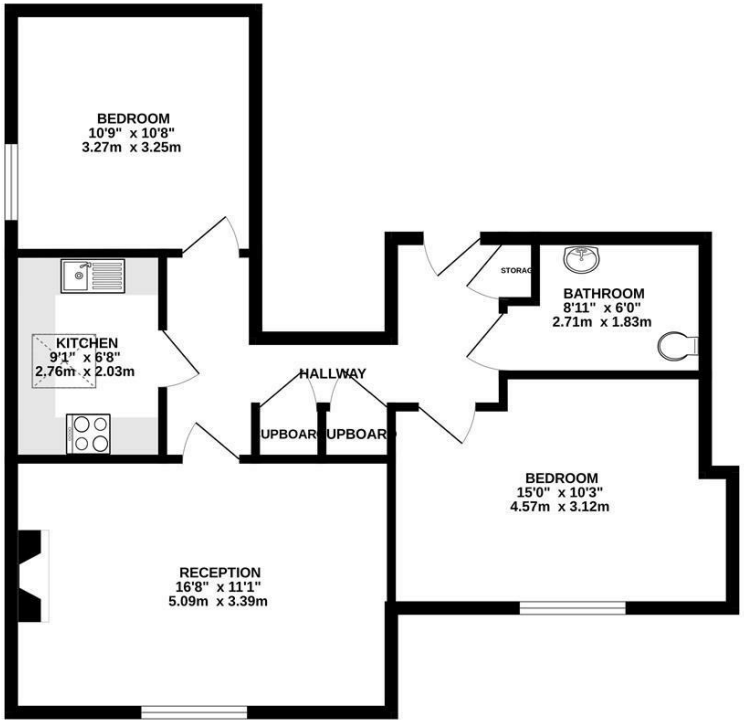






If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

TOP FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Retirement apartment for over 55's
- Two-bedroom apartment
- Lift access
- Elevated position
- Excellent communal areas and a great community
- Close to public transport links, shops and cafes
- On-site parking
- Offered with no onward chain
- Motivated seller - competitive offers invited

Guide Price: £210,000

Tenure: Leasehold

Council Tax Band: D

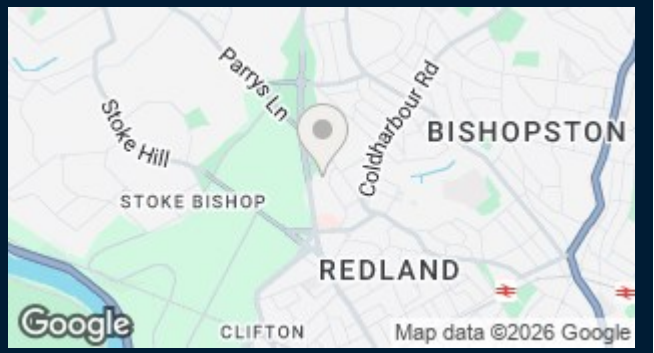
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

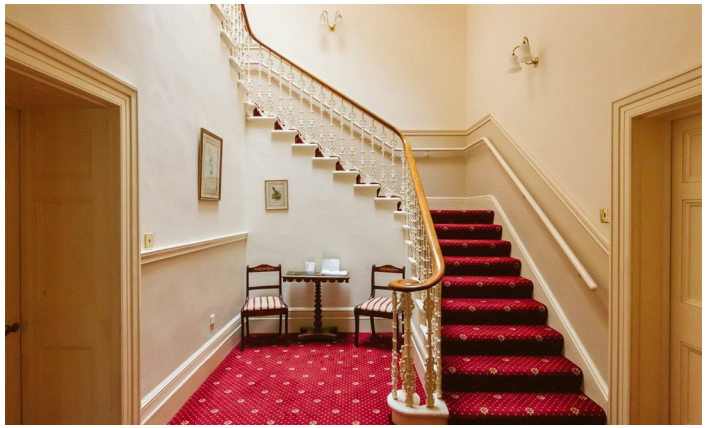
Contact Us: 0117 949 9000

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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