



Beaufort Road, Clifton, Bristol BS8
£105,000

Excellent retirement flat | Leasehold

Secure entry into this purpose-built development for the over-60s takes you past the estate manager's office and into a lovely residents' lounge that opens onto an even lovelier communal garden to the rear. Lift or stairs will then take you up to the third floor, where this one-bedroom apartment is situated. Being at the front of the building, it enjoys a sunny outlook and - from the bedroom in particular - an open view across Clifton towards Central Bristol.

Council Tax Band: Band C (£2186.95 per annum 2024/25).
Tenure: Leasehold (91 years)
Ground Rent: £221 per year
Service Charge: £3,004 per year

THIRD FLOOR:

Entrance Hall

Front door with spyhole; coving; 24-hour emergency call system panel.

Lounge/Diner

w: 17' 5" x l: 10' 4" (w: 5.31m x l: 3.15m)
Double-glazed windows to front and side; coving; walk-in airing cupboard; entryphone; TV pt; electric night storage heater; archway into...

Kitchen

w: 7' 7" x l: 6' (w: 2.31m x l: 1.83m)
Double-glazed window to side; range of fitted base and wall units, in maple finish with steel handles; rolled-edge textured blue marble-effect worktops and tiled splashbacks; inset black 1½-bowl single-drainer sink with mixer tap; built-in AEG 4-ring electric ceramic hob, with integrated hood; built-in AEG electric oven; coving.

Bedroom

w: 13' 7" x l: 8' 8" (w: 4.14m x l: 2.64m)
Double-glazed window to front with open view over Clifton towards Central Bristol; built-in double wardrobe with folding mirrored doors; coving; electric night storage heater.

Bathroom

White suite comprising of: cabinet with large countersunk period-style wash basin and mixer tap, mirror, shelf, cabinet, light and shaver pt above; easy-access panelled bath with glazed door, Mira Sport shower and curtain rail; w.c. with concealed cistern; tiled walls; mirrored and other cabinets; heated towel rail; Dimplex fan heater.

COMMUNAL:

There is a large open-plan residents' lounge with direct access onto a very lovely communal garden, and a lift to all floors. Limited parking is available immediately in front of the building. The development has a guest suite, a laundry room and there is a visiting estate manager who looks after the general running of the building as a whole.

LOCATION:

This development is located in a level part of Clifton between Pembroke Road (which is close to the Downs) and Whiteladies Road (with all of its shops and amenities).

GENERAL:

Tenure

Leasehold (unexpired portion of 125-year lease dated 1988), subject to an annual rentcharge of £221.

Service Charge

We understand that currently £1502 is payable half-yearly for the upkeep of the building and its communal areas, the provision of buildings insurance, communal electricity (including maintenance of the lift), a 24-hour emergency call system and the services of a visiting estate manager.

Resale Charge

To be confirmed.

Council Tax Band

Band C (£2186.95 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to

know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

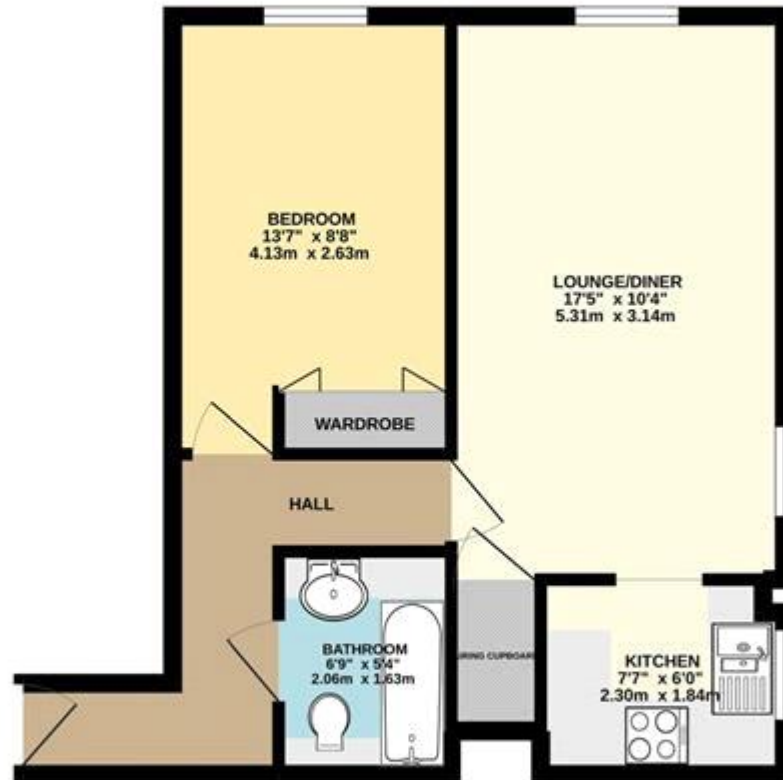
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



THIRD FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq ft (42.1 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	79
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.