



Suspension Bridge Road, Clifton, Bristol BS8
Fixed Price £157,500

Flat for the over 60s | Leasehold

One wall of the living room in this over-60s flat comprises the rose window of the church from which the development was converted. Absolutely stunning! Furthermore, there are two large porthole windows in that same room, both facing south and both enjoying an open outlook. This all contributes to the flat having a characterful, bright and airy feel, which is added to by an attractive full-height leaded window in the double bedroom. The flat is on the third floor, with access by lift or stairs, and is part of a development that includes a laundry room, communal undercover parking, a communal garden (although it is also just across the road from Bristol's biggest public garden, the Downs), a 24-hour emergency call system and a visiting estate manager.

Council Tax Band: Band B (£1913.60 per annum 2024/25).

Tenure: Leasehold (136 years)

Ground Rent: £75 per year

Service Charge: £400 per month (reviewed every 1 years)

Electricity supply: Mains

Heating: Electric, Night Storage

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible, Step free access, Lift access

Restrictions: Listed building, Conservation area, Lease restrictions

FIXED PRICE

The leases of flats in this development include a requirement that all apartments must change hands at 70% of the their full market value, which is why the price of this flat looks so reasonable.

Please note, though, that this is a fixed price; no negotiation is possible.

THIRD FLOOR:

Hall

Front door with spyhole; large built-in airing cupboard with hot water tankshelves and storage space; additional built-in storage cupboard of good size; phone pt; 24-hour emergency call system panel; electric night storage heater.

Lounge

w: 17' 3" x l: 14' 4" (w: 5.26m x l: 4.37m)

Feature rose window to side, with 2 open shelves across entire width; 2 porthole windows to rear, with deep sills, affording open southerly views; fitted electric fire, with shelf over; TV pt; electric night storage heater with shelf over; doorway into...

Kitchen

w: 7' 4" x l: 7' 2" (w: 2.24m x l: 2.18m)

Fitted shaker-style base and wall units, in cream, with wooden knob and matching rolled-edge worktops; tiled splashbacks; inset single-bowl single-drainer stainless steel sink; electric cooker pt; space for fridge/freezer; wall mirror.

Bedroom

w: 16' 2" x l: 8' 11" (w: 4.93m x l: 2.72m)

Full-height leaded window towards rear; built-in double wardrobe with part-glazed doors; electric radiator.

Shower Room

w: 7' 1" x l: 5' 8" (w: 2.16m x l: 1.73m)

Step up to drying area and sliding double doors into glazed corner cubicle with Mira Sport shower and tiled surround; white wash basin, with shaver pt, glass shelf, mirror and tiled splashback, plus matching w.c.; extractor fan; heated towel rail.

EXTERNAL:

Parking

Undercover parking, with gated access, is available on a first-come-first served basis.

Garden

An attractive communal walled garden is also shared with Clifton Down House (a small development of flats next-door) and Beaufort Cottage.

COMMUNAL:

There is a lift to all floor, stairs, plus a laundry room (use of which is included in the service charge). The development has a visiting estate manager and a 24-hour emergency call system.

LOCATION:

Set in a lovely converted church that is opposite the open space of Clifton Downs (close to Christchurch and just down the road from Brunel's Suspension Brudge), this flat is well-placed for walking into the array of shops, boutiques and eateries of Clifton Village.

GENERAL:

Tenure

Leasehold (unexpired portion of lease which runs until 2161), subject to an annual rentcharge of £75 (information on the Land Registry record for this property appears to suggest that this will not now be increased, but please take legal advice on this).

Service Charge

We understand the monthly service charge for this flat, including payments towards buildings insurance, general repairs and maintenance of the building and its communal areas, plus use of the communal facilities listed above, stands at at £334.28 and is likely to increase in April 2025.

Resale Charge

A charge is payable upon the resale of this property, equivalent to 1.5% of the price originally paid for it, multiplied by the number of years' owned.

Council Tax Band

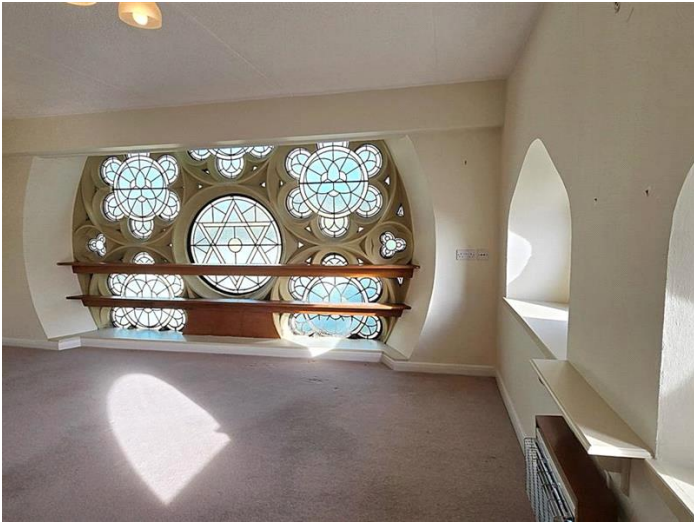
Band B (£1,734.73 per annum 2022/23).

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.

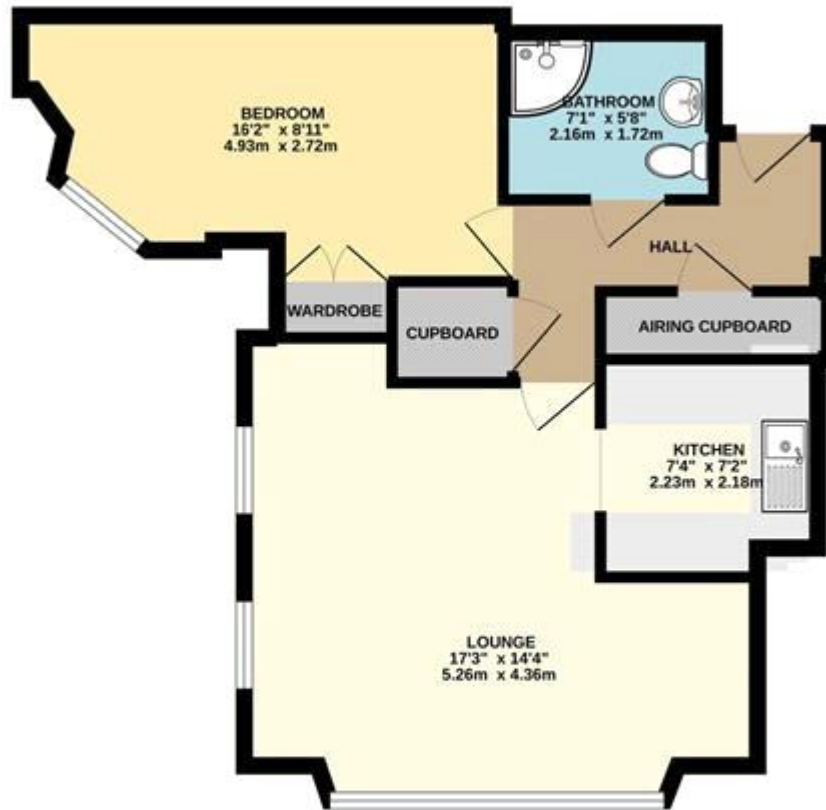
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



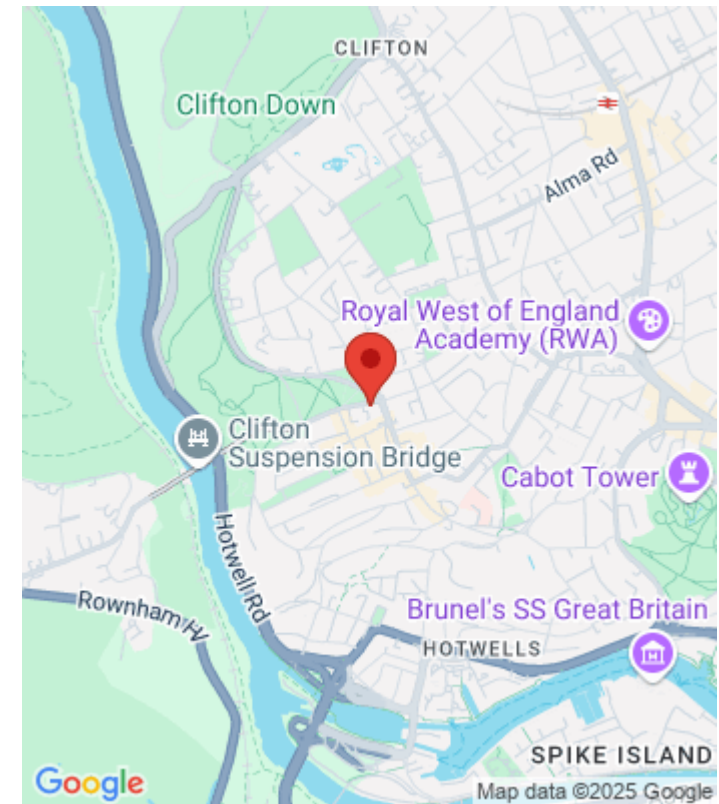
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fittings 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
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq ft. (48.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception contained floor 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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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	83	84

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.



Viewing by appointment only
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