



Beaufort Road, Clifton, Bristol BS8 2JT

£130,000 Leasehold

Purpose-built flat for the over-sixties

Description

Having two windows in the living room, both overlooking the attractive communal rear garden, really does make this second-floor apartment seem a little lighter than some in this development for the over-sixties. The double bedroom also overlooks the garden, and has a built-in double wardrobe. The flat enjoys communal facilities including a residents' lounge, a laundry room and a guest suite, plus there is a lift (as well as stairs) to all floors.

Council Tax Band: C (£1982.55 per annum 2022/23)

Tenure: Leasehold (91 years)

Ground Rent: £498 per year

Service Charge: £4,506 per year

Tenure

Leasehold



SECOND FLOOR:

Hall

Front door from communal landing, with spyhole; large built-in airing cupboard with light; 24-hour emergency call panel.

Lounge

w: 19' x l: 10' 6"

2 double-glazed windows to rear; classical-style fireplace, with marble-effect insert and hearth, and fitted electric fire (untested); coving; TV and phone pts; entryphone; electric night storage heater; archway into...

Kitchen

w: 8' 5" x l: 7' 2"

Fitted base and wall units in wood-effect, with beige rolled-edge worktops and tiled walls; single-bowl single-drainer stainless steel sink; electric cooker pt; space for fridger/freezer; coving.

Bedroom

w: 14' 1" x l: 8' 8"

Double-glazed window to rear; built-in double wardrobe; coving; electric night storage heater.

Bathroom

w: 6' 9" x l: 5' 5"

Champagne coloured suite of w.c., easy-access panelled bath with Heatare Sadia Accolade Slimline shower, and countersunk wash basin over fitted cabinet; tiled walls; wall mirror, with light above; extractor fan; towel rail radiator; Dimplex fan heater.

COMMUNAL:

There is a residents' lounge on the ground floor, as well as a guest suite and laundry room. The development has an estate manager who visit often during the week, and a 24-hour emergency call system. Access to the upper floors is either by stairs or by lift.

Communal Garden

To the rear of the building.



Communal Parking

Limited number of space to the front of the building.

GENERAL:

Tenure

Leasehold (unexpired portion of 125-year lease dated 1988), subject to a half-yearly rentcharge of £249.

Service Charge

Believed to currently stand at the rate of £2253 per half-year, which sum includes payments towards water rates, building insurance, general repairs and maintenance to the building and its communal areas, common electricity (lift, lighting, laundry room etc), the services of an estate manager, and the provision of a 24-hour emergency call system.

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. Please note that 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 him/herself as to their operating efficiency before proceeding with a purchase. Please also note that 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



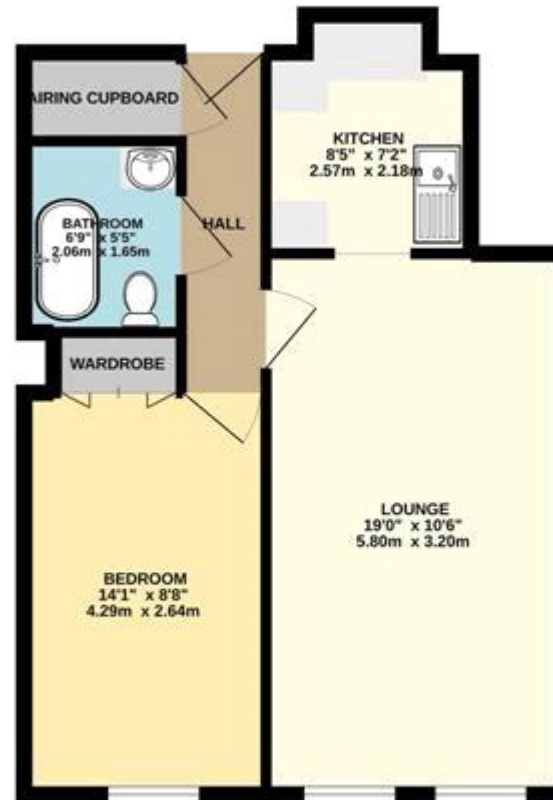
specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

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.



SECOND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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