



Guardian Court, Clifton, Bristol BS8
Fixed Price £161,000

Flat for the over 60s | Leasehold **UNDER OFFER**

Beautifully presented throughout, and enhancing the character that one expects from living in a converted church, this is a wonderful one-bedroom lift-accessible second-floor flat for the over-60s, available at just 70% of its full market value! The location is as fantastic as the building itself, just around the corner from all the shops, boutiques and cafes of Clifton Village, and across the road from the wide open spaces of Clifton Downs. Offered with no onward chain, this flat is ready to move into.

Council Tax Band: Band B (£1824.08 per annum 2023/24)
Tenure: Leasehold (138 years)
Ground Rent: £25 per year
The flats in this development change hands at 70% of the full market value.

SECOND FLOOR:

Hall
Front door from communal landing, with spyhole; built-in storage cupboard with shelves; walk-in airing cupboard with large insulated tank, shelves and light; smoke alarm; 24-hour emergency call system panel and entryphone.

Lounge
w: 14' 8" x l: 19' 1" (w: 4.47m x l: 5.82m)
L-shaped; south-facing double-glazed window to rear; smaller window towards front; TV and phone pts; electric night storage heater with shelf over; folding door into...

Kitchen
w: 7' 3" x l: 7' 2" (w: 2.21m x l: 2.18m)
Double-glazed window towards front; range of fitted base and wall units, in white, including drawers and shelves; rolled-edge black granite-effect worktops and blue tiled splashbacks; inset 1½-bowl single drainer stainless steel sink and mixer tap; built-in Hotpoint electric 4-ring hob with integrated hood; built-in Electrolux electric double oven; space for fridge/freezer.

Bedroom
w: 8' 10" x l: 15' 5" (w: 2.69m x l: 4.7m)
Irregular shape; leaded window to rear/side; built-in double wardrobe with sliding mirrored doors; electric radiator.

Shower Room
w: 7' 3" x l: 7' 2" (w: 2.21m x l: 2.18m)
White suite, by Heritage, of w.c. with concealed cistern, cabinet with countersunk wash basin, and glazed corner cubicle with tiled surround and Mira Advance shower; matching cupboards and shelves; half-tiled walls; extractor fan; wall mirror; Dimplex fan heater.

EXTERNAL:

Communal Garden
An attractive sun-trap, professionally maintained. And, of course, Bristol's biggest shared "garden" is on the other side of the road...

Communal Parking
A number of spaces under the building, accessed via a roll-up door.

LOCATION:
Situated close to the well-known Clifton landmarks of Christ Church and Brunel's iconic Suspension Bridge, this development is well placed for those who want to be independent but within easy reach of shops and the general hubbub of Clifton Village life. The building, a Grade 2 Listed church conversion, is mostly made up of flats for the over-sixties, which are sold at a preferential rate to ensure that everyone, not just the area's landed gentry, can afford to live in this prestigious locality.

GENERAL:
Tenure
Leasehold (lease expires in 2161), subject to an annual rent charge of £25 (Land Registry states that this figure may rise to £75 over time).

Service Charge
A service charge of £264.54 per month covers the costs of buildings insurance, water rates, any remedial works required to the building and its communal areas, communal electricity (including the lift), provision of a 24-hour emergency call system, the services of a visiting estate manager, use of the laundry, maintenance of the heating system, weekly cleaning of communal areas, external window cleaning, and replacement of doors and windows in the flat if needed.

Resale Charge
We understand that, upon the resale of the flats in Guardian Court, a resale charge is levied equivalent to 1.5% of the price that the flat was bought for, multiplied by the number of years' ownership.

Council Tax Band

Band B (£1824.08 per annum 2023/24).

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/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.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other details 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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