



Beaufort Road, Clifton, Bristol BS8
£120,000

Flat for the over 60s | Leasehold

I get the distinct impression that there is a friendly community feel in this development of flats for the over-sixties, and certainly the location is fantastic with plenty of shops nearby along Whiteladies Road, the Downs not too far away, and a lovely communal garden at the back for all the residents to enjoy. This flat is situated on the second floor, with lift access and a pleasantly open and south-facing aspect and views towards Central Bristol. It has a double bedroom, a living room of good size, a kitchen which has a window, and a modern shower room.

Council Tax Band: Band C (£2186.95 per annum 2024/25).

Tenure: Leasehold (89 years)

Ground Rent: £500 per year

Service Charge: £3,000 per year

SECOND FLOOR:

Hall

L-shaped; front door with spyhole from communal second floor landing; coving; 24-hour emergency call system panel.

Lounge

w: 10' 7" x l: 18' (w: 3.23m x l: 5.49m)

Double-glazed window to front with open aspect and views towards Central Bristol; double-glazed window to side; period-style fireplace and heart with fitted electric fire; built-in airing cupboard housing water tanks and consumer unit; phone pt; entryphone; electric night storage heater; archway into...

Kitchen

w: 7' 3" x l: 5' 7" (w: 2.21m x l: 1.7m)

Double-glazed window to side; fitted base and wall units in light oak with rolled-edge beige worktops; single-bowl single-drainer stainless steel sink; tiled walls; electric cooker pt; space for fridge/freezer; wall cupboards with sliding glass doors; extractor fan.

Bedroom

w: 8' 8" x l: 13' 8" (w: 2.64m x l: 4.17m)

Double-glazed window to front with open aspect and views; built-in double wardrobe with smoked-glass mirrored folding double doors; coving; electric night storage heater.

Shower Room

w: 5' 4" x l: 6' 9" (w: 1.63m x l: 2.06m)

White w.c., cabinet with countersunk wash basin and large walk-in glazed shower with Triton T80 and drying area; tiled walls; arched mirror over sink with glass shelf and light above; Dimplex wall-mounted fan heater; heated towel rail.

COMMUNAL:

The development includes a large and welcoming residents' lounge with kitchen facilities and direct access to the garden; there is a guest suite available for hire and a laundry room which is free to use by residents.

Communal Garden

A very attractive garden to the rear of the building.

Communal Parking

A limited number of parking spaces are available at the front of the building.

LOCATION:

The development is set in a level position between Pembroke Road (with Durdham Downs just up the road from there) and - indirectly - the shops, cafes and amenities of Whiteladies Road.

GENERAL:

Tenure

Leasehold (unexpired portion of 125-year lease dated 1988) subject to an annual rentcharge of about £500 (payable half-yearly).

Service Charge

We understand there is a yearly service charge of a little over £3000 (payable half-yearly) which pays for buildings insurance, general repairs and maintenance of the building and its communal areas, the provision of a 24-hour emergency call system, and the existence of a visiting estate manager.

Resale Charge

There is a charge payable upon reselling this property, the details of which we are seeking to establish.

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?

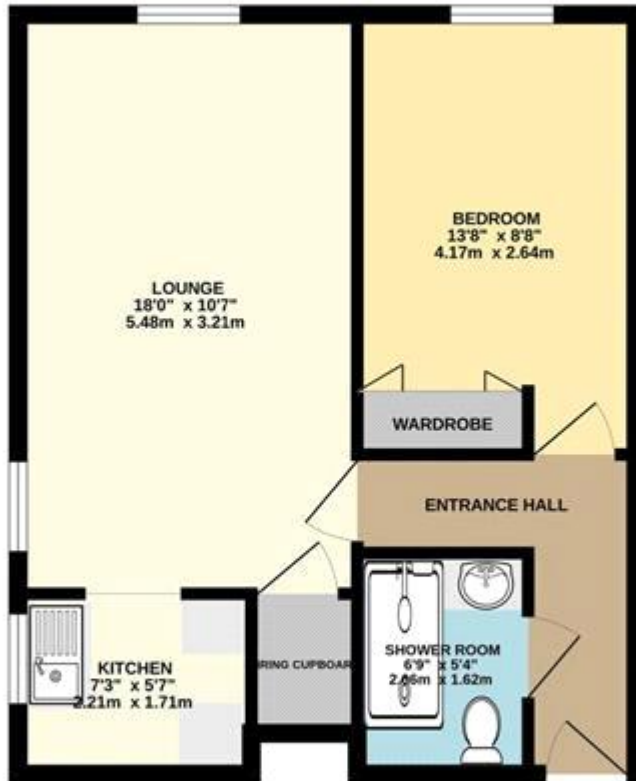
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without 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.



SECOND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq ft. (41.7 sq m.) approx.

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Made with floorplan 12/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.