



Beaufort Road, Clifton, Bristol BS8
£120,000

First floor flat for the over 60s | Leasehold

Overlooking tennis courts and with an open aspect towards Central Bristol, this is a light and airy first-floor purpose-built flat for the over-60s. Benefitting from lift or stair access, the flat has a double bedroom with built-in storage, a living room of decent size, and a kitchen with a window, together with a modern bathroom. The communal facilities in the building are lovely: a spacious lounge for residents to use, a beautiful garden, a guest suite and a laundry room. Offered with no onward chain, this is flat well worth seeing.

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

FIRST FLOOR:

Hall

L-shaped; front door with spyhole from communal first 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 widnows to front and side, open aspect through former; fitted period-style fireplace and surround; built-in airing cupboard with consumer unit and hot water system; entryphone; electric night storage heater; archway into...

Kitchen

w: 7' 2" x l: 5' 6" (w: 2.18m x l: 1.68m)

Double-glazed widnow to side; range of fitted base and wall units, in oak finish, including glazed cabinets, deep drawers and black mottled worktops; tiled walls; tiled floor; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in electric hob and oven; space for fridge/freezer.

Bedroom

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

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

Bathroom

w: 5' 4" x l: 6' 8" (w: 1.63m x l: 2.03m)

White suite of w.c., pedestal wash basin with mixer tap, and panelled shower bath with Mira Sport (which appears to not be complete); tiled walls; tiled floor; wall mirror with light above; Dimplex fan heater; extractor fan.

COMMUNAL:

There is a spacious lounge on the ground floor for residents to enjoy, with tea and coffee making facilities in a small kitchen; a lift serves all floors; there is a guest suite and a laundry room.

EXTERNAL:

Communal Garden

A very attractive garden to the rear of the building.

Communal Parking

A limited number of spaces to the front of the building.

LOCATION:

The building is located in a level position, not far from Whiteladies Road with all of its array of shops, restaurants and cafes, and reasonably close, too, to the open space of Durdham Downs.

GENERAL:

Tenure

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

Service Charge

Believed to stand at just over £3000 per annum, which sum includes payments towards buildings insurance, general repairs and maintenance of the building and its communal areas, the provision of a 24-hour emergency call system, the services of a visiting estate manager, and use of the laundry room.

Resale Charge

We are seeking information about this.

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?

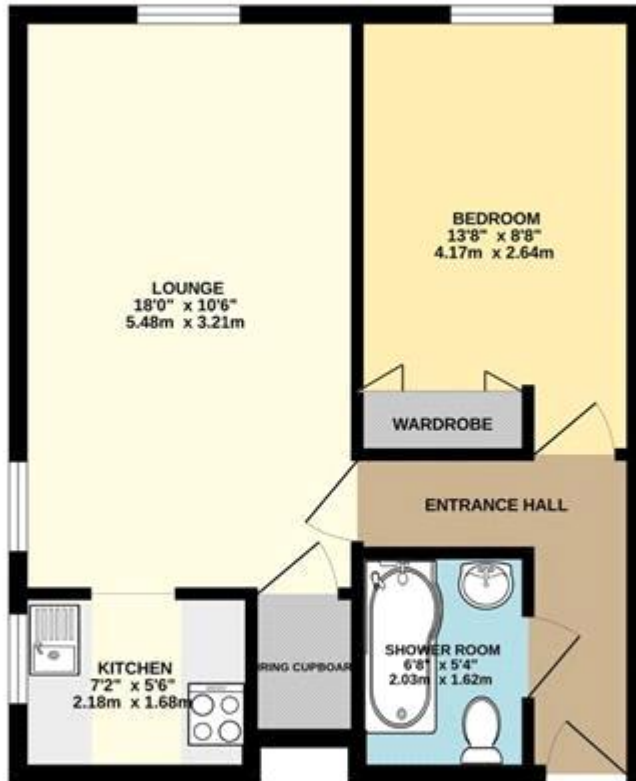
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FIRST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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

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Made with floorplan 12/24

