



Suspension Bridge Road, Clifton, Bristol BS8
Fixed Price £217,000

Gorgeous flat for the over-sixties | Leasehold **SSTC**

The word 'unique' is often over-used in property descriptions, but it's totally justified to describe this amazing top-floor flat for the over 60's! Part of a development created in a converted church, it was designed by eminent Victorian architect, Charles Hansom, is spacious, two-bedded and with views across the rooftops of Bristol towards North Somerset. Flats in this building attract a 30% subsidy on their full market valuation, providing the opportunity to live in the heart of Clifton, at a truly affordable price.

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

Tenure: Leasehold (137 years)

Ground Rent: £25 per year

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

Electricity supply: Mains

Heating: Night Storage

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible

Restrictions: Listed building, Conservation area

Hall

Front door from communal fifth floor landing; built-in storage cupboard with light, housing hot water tank and booster pump (maintained by the management company); hatch and pull-down ladder up to small loft area, ideal for storing suitcases etc; emergency call system panel and entryphone; electric night storage heater.

Lounge

w: 15' x l: 16' 11" (w: 4.57m x l: 5.16m)

Double-glazed window offering far-reaching westerly views over neighbouring rooftops and towards North Somerset; fitted black mock fireplace and surround, with fitted electric fire; partly angled ceiling; TV pt; electric night storage heater.

Kitchen

w: 5' 9" x l: 7' 10" (w: 1.75m x l: 2.39m)

Range of fitted shaker-style base and wall units, in cream, with rolled-edge marble-effect worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; fitted Hotpoint electric cooker; space for fridge/freezer; Vent Axia extractor fan.

Bedroom One

w: 10' 1" x l: 14' 8" (w: 3.07m x l: 4.47m)

Currently used as an additional sitting room; partly angled ceiling with 2 low-level Velux double-glazed windows that offer tremendous views; laminate flooring; phone/internet pt; electric night-storage heater.

Bedroom Two

w: 9' 8" x l: 14' 6" (w: 2.95m x l: 4.42m)

Double-glazed window with lovely outlook; partly angled ceiling; fitted shelves; electric radiator.

Bathroom

White suite of low-level w.c., fitted cabinet with countersunk wash basin and tiled splashback, and panelled bath with tiled surround, glazed screen and Triton shower; mirrored cabinet; towel rail radiator; automatic extractor fan.

Storage

This flat also owns an additional built-in storage cupboard on the fifth floor communal landing.

COMMUNAL:

The development includes a laundry room, with high quality appliances, use of which is included within the service charge; a part-time estate manager oversees maintenance of the lift (which serves all floors), communal areas and the fire alarm system.

Garden

A charming walled garden is shared by the residents and neighbouring buildings, and Bristol's biggest "garden" is just across the road!

Parking

Underhouse parking, secured at night by a remote-controlled roll-up door, also offers bike and bin storage.

LOCATION:

The development sits adjacent to Clifton Downs, just a five minute walk from Brunel's iconic bridge and the lovely cafe in the Observatory, and a roughly equal distance from the shops, eateries and amenities of Clifton Village. Regular bus services run nearby, providing access into the City Centre and out to Southmead Hospital.

GENERAL:

Tenure

Leasehold (unexpired portion of lease ending in 2161), subject to an annual rentcharge of £25; there is an option to extend the lease if required (additional expense likely).

Service Charge

A monthly fee is payable towards buildings insurance, upkeep of the fabric of the building and its communal areas, communal electricity etc, which currently stands at £400 per month. The residents of the development are now in discussions with the management company as to the likely cost of next year's service charge.

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 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/fitments 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.





TOTAL FLOOR AREA - 687 sq.ft. (63.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Neogis i2024

