



MAGGS  
& ALLEN

29, CARFAX COURT DURDHAM PARK  
REDLAND, BRISTOL, BS6 6XG  
Guide Price £335,000

A spacious, light-filled retirement apartment (over 55s), boasting a premier position on the edge of Bristol's historic Durdham Downs, enjoying elevated southerly aspect views directly from the living room.

## Summary

Positioned in a quiet residential setting adjacent to the Downs, this development is managed by a Resident Estate Manager and provides excellent communal facilities. These include an impressive communal lounge, a large laundry room with ironing facilities, and two guest suites that can be booked for visitors at a nominal charge, all set within attractive communal gardens.

Access to the apartment is granted via a grand communal entrance hall with a period light lantern and a beautiful staircase, or conveniently by lift. The spacious accommodation is arranged around an entrance hall with doors to all rooms. The apartment features a generous, bright living room with large windows to the front, a fitted kitchen, and two good-sized bedrooms - with option of one being a second reception room, if required. Practicality is enhanced by a main bathroom with three-piece suite and ample storage, including built-in wardrobes, a storage cupboard, and an airing cupboard.

For residents' comfort and security, the apartment benefits from an entry phone system, an emergency cord system, and gas central heating, all within a setting that retains many charming original features.

## Management Charge

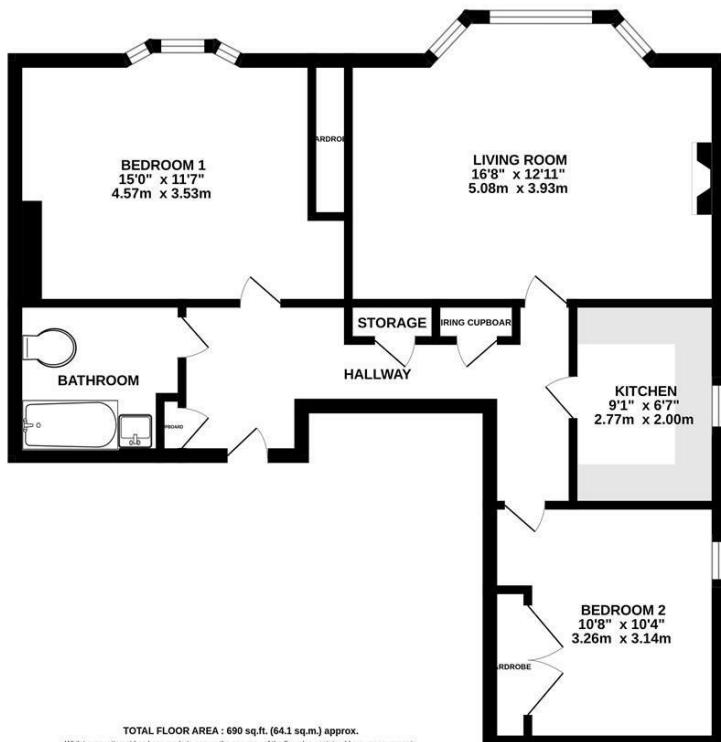
Managed by Southernhay Estates Limited with a service charge of approx. £5,573.40 per annum which includes: building maintenance and insurance, lifts, maintenance and up keep of the gardens, communal areas and communal area heating, emergency call system Resident Estate Manager and laundry facilities.

## Location

Situated in the highly sought-after and quiet Durdham Park, this location offers direct access to 400 acres of the Durdham Downs. Enjoy superb convenience with Blackboy Hill/Whiteladies Road amenities and Waitrose both under a half-mile away. A regular bus service is also readily accessible.



**GROUND FLOOR**  
690 sq.ft. (64.1 sq.m.) approx.



- A spacious retirement apartment
- Located in a superb location with good public transport links
- Two bedrooms
- Lift access
- Allocated parking space
- A highly regarded retirement development with well-maintained communal areas
- Offered with no onward chain

**Guide Price:** £335,000

**Tenure:** Leasehold

**Council Tax Band:** D

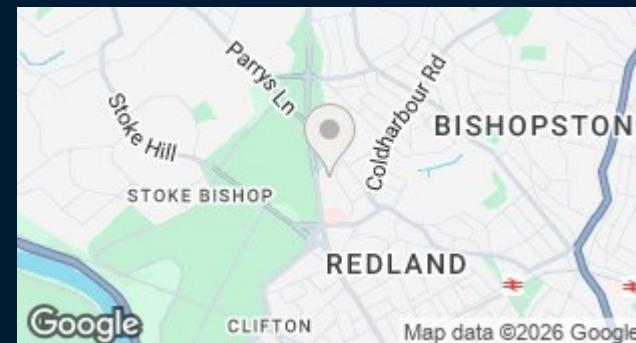
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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