

R21B

Guardian Court, Clifton, Bristol BS8 4AN



£94,500 (subsidised price)

The fact that the apartments in this converted church development for the over-60s are sold at 70% of their full market value, makes the flats appealing enough. When you throw in having one of the church's lovely rose windows as one wall of your living room, you can't fail to be impressed!



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Guardian Court, Clifton, continued

ACCOMMODATION:

HALL

Built-in airing cupboard, with light and insulated hot water tank; built-in storage cupboard with light and shelving; 24-hour emergency call system control panel; electric night storage heater.

LIVING ROOM



19' 3 x 14' 2 (5.87m x 4.32m) max approx: a triple aspect room with fantastic west-facing stained-glass rose window to side, part of the original church; 2 south-facing porthole windows to rear, plus double-glazed

window towards front; fitted electric fire; phone pt; concertina door into...



KITCHEN

7' 2 x 7' 1 (2.18m x 2.16m) approx: double-glazed window towards front; fitted base and wall units, in beige, with oak trim, beige rolled-edge worktops and tiled splashbacks; single-bowl single-drainer stainless steel sink, with mixer tap; electric cooker pt; space for fridge/freezer; wall-mounted Creda fan heater.

BEDROOM



16' 3 x 8' 11 (4.95m x 2.72m) max approx: leaded window to side; built-in double wardrobe with one mirrored door; further fitted wardrobes, with part-mirrored doors; electric radiator.

Guardian Court, Clifton, continued

BATHROOM



7' 3 x 5' 7 (2.21m x 1.70m)
approx: Bamboo-coloured bathroom suite comprising w.c., pedestal wash basin and panelled bath, with tiled splashbacks; mirrored wall cabinet; extractor fan; mirror; Creda fan heater; shaver pt.

EXTERNAL:

PARKING

There are eight communal spaces under the building, with access via remote-controlled roll-up door.

GARDEN

Attractive communal garden, with lawn, flower borders, shrubs and trees.

COMMUNAL:

A communal laundry room, the use of which is built into the service charge; lift and stairs to all floors; visiting estate manager; 24-hour emergency call system.

GENERAL:

TENURE

Leasehold (unexpired portion of 175 year lease from 1987).

SERVICE CHARGE

A monthly sum of £173.17 is payable towards water/sewerage rates, the upkeep of the building and its communal areas, the provision of buildings insurance, communal electricity (lights, heating, lift etc), employment of a visiting estate manager, provision of a 24-hour emergency call system and use of the laundry room.

RESALE CHARGE

Upon selling this apartment, the vendor (or their representatives) will become liable to pay an on-going contribution to the sinking fund, which will be calculated as 1.5% of the original purchase price, multiplied by the number of years of occupation.

COUNCIL TAX

Band B (£1291.41 per annum 2015/16).

Guardian Court, Clifton, continued

OUR VIEW:

“The original premise of this converted church development was to offer people of 60 years or more, who might not normally be able to afford to buy a home in such a lovely area as Clifton, the chance to do exactly that. So the flats always change hands at 70% of their independently assessed full market value. This one-bedroom apartment, set on the second floor (and approachable by lift or stairs) is a little special, even if it could benefit from some "tlc", as it has a living room wall that is almost entirely made up of one of the church's original rose windows. Amazing!” **Martin G. Haigh**

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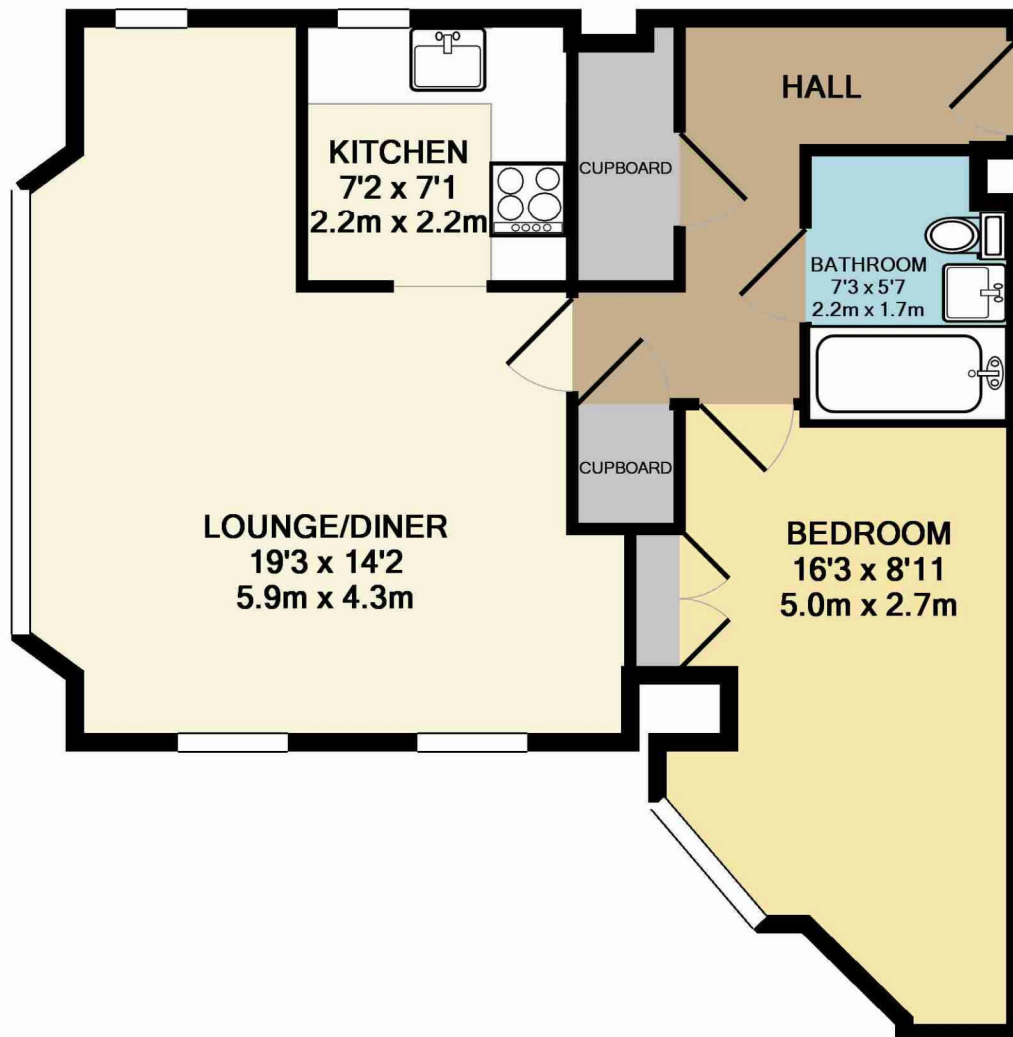
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Guardian Court, Clifton, continued

FLOORPLAN: Shown for guidance only. Not drawn to scale.



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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