



Ground Floor Flat, 7, North Street, Downend,  
Bristol, South Gloucestershire, BS16 5SY

£215,000

Anne James Estate Agents are pleased to offer for sale this ground floor apartment set within an attractive stone fronted semi-detached Victorian property ideally situated for the High Streets of both Downend and Staple Hill. The property offers spacious, well presented living accommodation which comprises of a private entrance, and open concept lounge/kitchen, two bedrooms (one double - one single) and a shower room and utility/cloakroom. The property further benefits from having gas central, double glazing, and a pleasant courtyard style, west facing private rear garden and an allocated parking space. Well placed for all local amenities, bus routes and access to both Bristol and Bath City Centres an internal viewing comes highly recommended. OFFERED WITH NO ONWARD CHAIN.

### Entrance

Entrance door to the ground floor and first floor apartments.

### Entrance Lobby

3' 8" x 2' 11" (1.13m x 0.88m)

Door into the open concept lounge/kitchen.

### Open concept Lounge/Kitchen

14' 5" x 14' 3" (4.40m x 4.35m)

Entrance to the open concept lounge/kitchen, Upvc double glazed window to the side, Upvc double glazed French doors to the rear courtyard garden, range of wall and base units with rolled edge work surfaces, stainless steel sink unit with mixer tap, ceramic hob, stainless steel, cooker hood, stainless steel oven, space for a fridge, wall mounted gas boiler, laminate flooring, radiator, TV point.

### Lobby

8' 2" x 5' 1" (2.48m x 1.55m)

'L' shaped lobby, doors to two storage cupboards, door to the bedroom and door into the shower room.

### Bedroom One

14' 8" x 9' 3" max (4.46m x 2.81m)

Upvc double glazed window to the front, TV point, radiator, laminate flooring.

### Shower Room

8' 2" x 5' 1" (2.48m x 1.55m)

Tiled shower cubicle with mains shower, pedestal wash hand basin, low level WC, extractor fan, tiled flooring.

### Bedroom Two

7' 10" x 6' 11" (2.40m x 2.11m)

Upvc double glazed window to the side, radiator, laminate flooring, door into the utility/cloakroom.

### Cloakroom/Utility

7' 2" x 6' 8" (2.19m x 2.02m)

Upvc double glazed obscure window to the side, low level WC, pedestal wash hand basin, double radiator, rolled edge work surface, space for a washing machine and space for a tumble dryer, extractor fan.





### Rear garden

There is gated access to the courtyard rear garden, which is of a generous size, west facing and private.

### Tenure

Leasehold 999 years lease from 1st June 2010

### Local Authority

South Gloucestershire

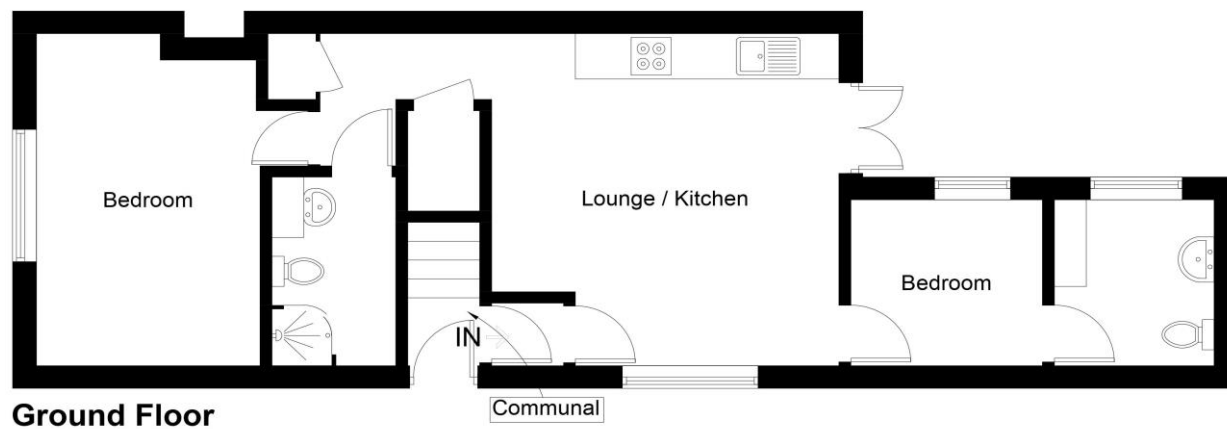
### Council Tax Band

Band A



## GFF, 7 North Street

Approximate Gross Internal Area = 54.4 sq m / 585 sq ft  
(Including Communal)



For illustrative purposes only. Not to scale. ID1229439  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol