



First Floor Flat, 22b Downleaze
Guide Price £500,000

RICHARD
HARDING

First Floor Flat, 22b Downleaze

Stoke Bishop, Bristol, BS9 1LZ

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Commanding an elevated position on the first floor of a striking Grade II listed semi-detached Victorian building, situated on a peaceful tree-lined street a moment's stroll from the 400 acres of the green open spaces of Durdham Downs. This stylish two double bedroom apartment offers in excess of 1000 sq.ft. of internal space as well as benefitting from its own single garage along with off street parking.

Key Features

- A substantial (circa 1,015 sq.ft.), apartment finished to the highest of standards throughout.
- Set in a desirable road within coveted Sneyd Park, the apartment is located a few hundred yards from Durdham Downs and is approximately a 500 metre stroll to Café Retreat – a popular spot for a weekend coffee. Clifton Village, Whiteladies Road and North View/Henleaze Road are only a little further afield.
- Two good sized double bedrooms.
- A single garage provides parking and/or additional storage as well as being able to park an additional vehicle in front of this.
- A large private roof terrace.

ACCOMMODATION

APPROACH: the property is accessed from the pavement over a level tarmac driveway which leads to an external metal staircase on your left hand side which ascends to a communal entrance door which provides access off to the First and Top Floor Flats, prior to accessing communal 4 panelled wooden door is the roof terrace area.

COMMUNAL ENTRANCE HALLWAY: this leads through to a bright and wide communal entrance hallway, carpeted staircase with beautiful wooden balustrade ascends to the private entrance to the first floor flat and the carpeted staircase ascends further to the upper flat.

ENTRANCE HALLWAY: enter via multi panelled wooden door to an exceptionally wide entrance hallway providing access off to the principal rooms of the flats including separate kitchen/diner, sitting room, family bathroom, bedroom 1 with en suite shower room/wc and bedroom 2. Laid with beautiful stripped wooden floorboards, moulded skirting boards, light point, thermostat, gas radiator. Large storage cupboard.

SITTING ROOM: (18'9" x 14'11") (5.71m x 4.55m) lots of natural light flooding in through the front elevation via multi single sash windows with leafy outlook across towards the street scene, encased with a layer of secondary glazing fitted by the current owners, picture rail, moulded skirting boards, stripped wooden floorboards, cast iron fireplace with painted wooden surround, light point, curtain rail above the windows. An exceptionally well-proportioned room.

KITCHEN/DINING SPACE: (15'10" x 13'0") (4.83m x 3.95m) stripped wooden floorboards, light flooding in from the rear elevation via single sash windows with a leafy outlook across towards the garages and neighbouring road behind. The kitchen comprises of a variety of wall, base and drawer units, integrated slimline dishwasher, integrated fridge/freezer, cupboard with space for free standing washer/dryer, gas range cooker with 5 ring gas hob over and extractor hood above, decorative tiled splashback surround.

BEDROOM 1: (13'9" x 12'9") (4.18m x 3.89m) stripped wooden floorboards, light flooding in from the rear elevation via 2 large single sash windows with a leafy outlook across towards the garages and neighbouring road behind, moulded skirting boards, light point, picture rail, gas radiator, door to:





En Suite Shower/wc: low level wc, wall standing wash hand basin with chrome taps over, shower cubicle with wall mounted shower head and controls, stylish tiled splashback on 3 sides, stylish tiled flooring, radiator, light coming in to an extent from the side elevation via partially frosted sash window, inset ceiling downlights, extractor fan, shaver point.

BEDROOM 2: (13'8" x 12'1") (4.17m x 3.90m) laid with stripped wooden floorboards, light coming in via the front elevation with a leafy outlook across towards the street scene, single sash windows with secondary glazing, moulded skirting boards, gas radiator, gas meter, light point. An exceptionally well-proportioned second bedroom with easily enough space for a king size bed, desk, wardrobes etc dependent upon one's needs.

BATHROOM/WC: comprises low level wc, floor standing wash hand basin with chrome tap, inset ceiling downlights, light flooding in from the front elevation via a partially frosted window allowing a degree of light through yet still providing a degree of privacy, chrome towel radiator, bath cubicle with wall mounted stainless steel shower head and controls and tap over, stylish white brick splashback tiles, stylish decorative tiled flooring, shaver point.

OUTSIDE

GARAGE: (16'3" x 8'2") (4.94m x 2.50m)

ROOF TERRACE: a large terrace private to the first floor, laid with wooden decking.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 29 September 1971. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

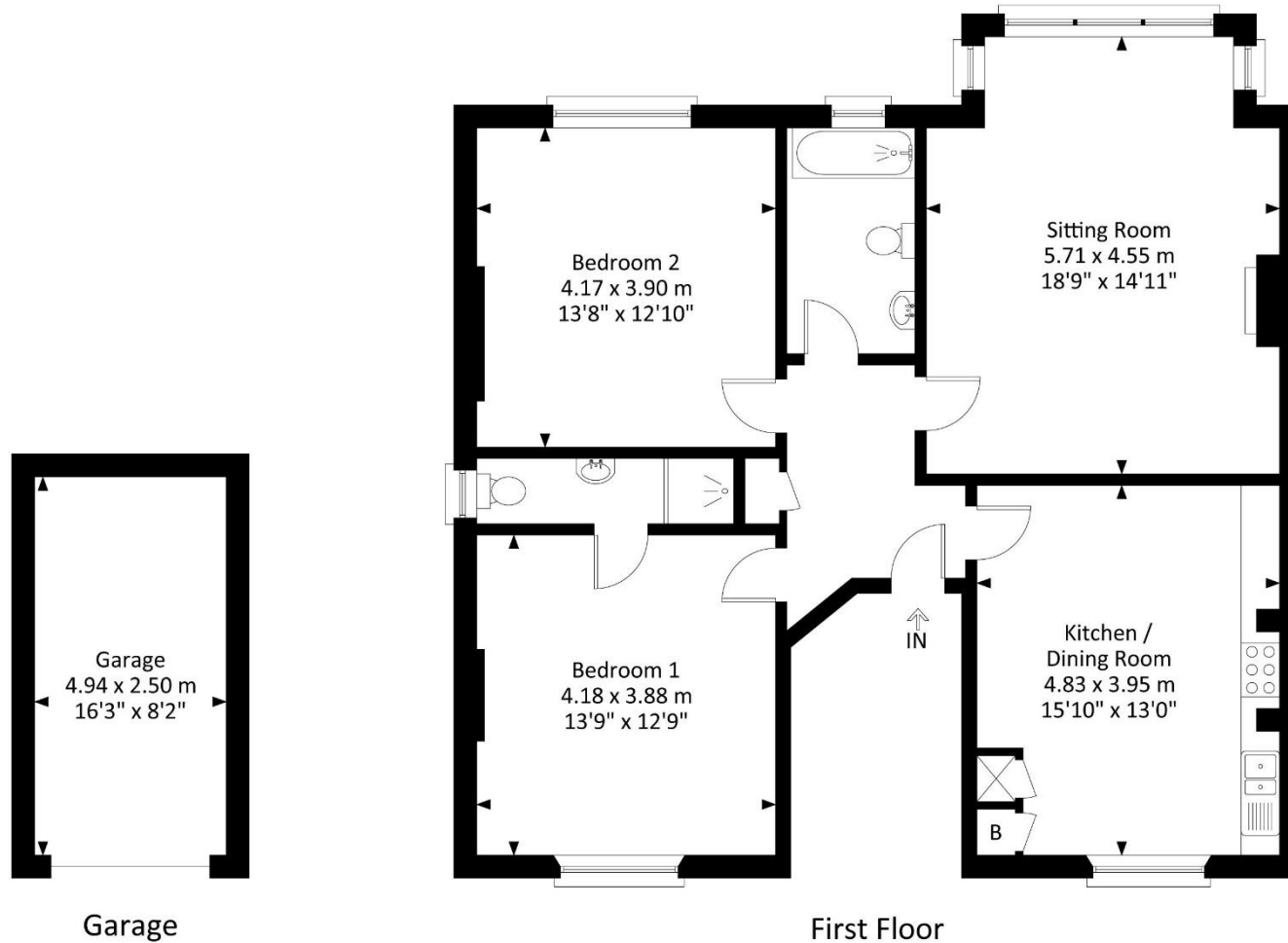


22B Downleaze, Stoke Bishop, Bristol, BS9 1LZ

Approximate Gross Internal Area = 94.26 sq m / 1015 sq ft

Garage Area = 12.35 sq m / 133 sq ft

Total Area = 106.61 sq m / 1148 sq ft (Including Garage)



Garage

First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.