



Flat 2, 7 Downleaze  
Guide Price £595,000

RICHARD  
HARDING



# Flat 2, 7 Downleaze

Stoke Bishop, Bristol, BS9 1NA

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A beautifully presented 3 double bedroom courtyard garden flat with private entrance, garage and parking. Set in an attractive Victorian building with immediate access onto the Downs.

## Key Features

- Escape the hustle and bustle of city centre life whilst maintaining easy access to all its facilities and retreat to this very smart apartment - a stone's throw from the Downs with 400 acres of recreational space to enjoy.
- Full sized double glazed sash windows and 2.69m high ceilings offer excellent light levels and a feeling of space throughout.
- **Accommodation:** entrance porch, kitchen/dining room, sitting room, bedroom 1 with en-suite bath/shower room, bedroom 2, bedroom 3, bathroom/wc.
- **Outside:** attractive rear courtyard, garage, unallocated parking within the communal parking area.

## ACCOMMODATION

**APPROACH:** from the pavement opposite the Downs, pass through two attractive pillars at the entrance and along tarmac driveway to one side of the building, six steps down from the car park lead through the courtyard to the private entrance into:-

**ENTRANCE PORCH:** tiled flooring, space for coats and shoes. Further door opening into:-

**KITCHEN/DINING ROOM:** (19'3" x 18'0") (5.87m x 5.48m) an open plan room with four wood framed double glazed windows set into wide shallow angled window bay to rear elevation overlooking courtyard with radiator below, tiled flooring and downlights throughout with fitted kitchen units along one wall with eye and floor level cupboards around a central double Belfast sink with swan neck mixer tap and granite worktops with splashback tiling over. Integrated appliances include concealed dishwasher, concealed AEG washer/dryer, concealed tall fridge and double Neff oven with combined microwave. Central island provides breakfast bar area with ample cupboard space on both sides with walnut countertop and integrated Neff induction hob. The dining area provides ample space for further dining table and focusses around a wood burner on a raised brick hearth with exposed brick and stone chimney breast with cupboard storage either side, one of which conceals the Worcester combination boiler with Tado heating controls.

**SITTING ROOM:** (20'3" x 12'4") (6.16m x 3.76m) a central room providing access to all of the flat's principal rooms. Wood effect Kardean flooring throughout with wall mounted radiator. Long adjustable rail with 5 pendant light fittings that can slide horizontally, attractive central alcove providing space for music system/television, door into:-

**SHOWER ROOM/WC:** fully ceramic tiled walls and floor, Villeroy Bosch wc with concealed cistern, wall hung wide hand basin with wall mounted mixer tap and drawers below, mirrored medicine cabinet, heated towel rail, wide walk-in shower cubicle with shower screen, LED lit alcove, rainhead shower and further hose attachment, ceiling mounted extractor fan.

**BEDROOM 1:** (23'8" x 15'4") (7.21m x 4.66m) twin double glazed wood framed sash windows to front elevation with radiator below, further radiator on opposing wall with radiator cover, industrial style lighting, built-in wooden fitted wardrobes with further storage cupboards above.

**En-Suite Bathroom/WC:** generous sized en-suite bathroom with walk-in low level shower tray and shower screen, with mains fed rainhead shower and further shower hose attachment, twin alcoves with independently controllable LED lighting which is also in the floor and ceiling, Villeroy Bosch wc with concealed cistern, wall hung wide hand basin with wall mounted mixer tap and drawers below, mirrored medicine cabinet, heated towel rail, fully ceramic tiled walls and floor. Double ended bath with side mixer tap and shower hose attachment. Ceiling mounted extractor fan.







**BEDROOM 2: (16'2" x 11'8") (4.93m x 3.55m)** wood framed double glazed sash window to front elevation with deep window sill and radiator below.

**BEDROOM 3: (13'11" x 8'0") (4.23m x 2.44m)** twin wood framed double glazed sash windows to rear elevation overlooking courtyard with built-in desk below spanning both windows with seating for two. Wooden wall panelling to half wall height along one wall, vertical radiator, plinth and wiring for wall hung television and speaker system. Built-in wardrobe with open display shelves to one side. Invictus LVT flooring throughout.

**OUTSIDE**

**REAR COURTYARD:** attractive courtyard getting afternoon and early evening sun with patio area and ample wall space for trellising. Space for garden table and chairs. Small outside store to one side. Outside power supply and lighting.

**GARAGE:** one of four garages (second from the left) in a block with flat roof, standard up and over door.

**PARKING:** a further central parking area is shared between the 4 flats within the building and it is possible to park four cars within this area although it is unallocated.

**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 21 September 1972. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £250. This information should be checked by your legal adviser.

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

**PLEASE NOTE:**

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
72-80	C		
63-69	D	73 E	68 C
55-62	E		
49-54	F		
45-48	G		
1-44			

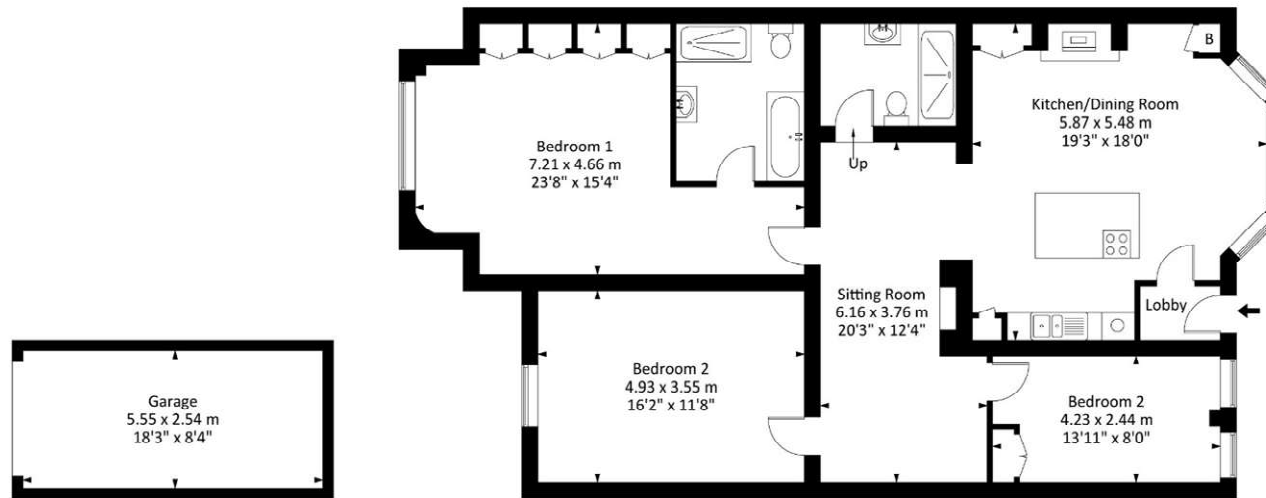
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# Garden Flat, Downleaze Sneyd Park, Bristol BS9 1NA

Approximate Gross Internal Area 118.93 sq m / 1280.15 sq ft

Garage 14.10 sq m / 151.77 sq ft

Total Area 133.03 sq m / 1431.92 sq ft



Garage

Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.