



Second Floor Flat, Flat 12 Downs View Court, Downside Road
Guide Price £335,000

RICHARD
HARDING

Second Floor Flat, Flat 12 Downs View Court, Downside Road Clifton, Bristol, BS8 2XE

RICHARD
HARDING

A modern 2 double bedroom second floor apartment set within a sought after purpose-built development, literally on the doorstep of the Downs. Further benefitting from covered balcony, allocated parking space and communal gardens.

Key Features

- Downs View Court is a much desired development which has many benefits of a more modern property in an area of predominantly period buildings.
- There is a generous sitting/dining room which connects to the kitchen and has sliding doors onto a west facing covered balconette. Having an attractive leafy outlook over the communal gardens and Durdham Downs.
- A popular and convenient location between Whiteladies Road and Pembroke Road offering easy access to Clifton Village, Durdham Downs and the city centre/harbourside.
- Gas central heating (via combi boiler) and double glazing throughout.
- **Accommodation:** entrance hallway, sitting/dining room with balcony, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** communal gardens, allocated parking space.
- Located within the Clifton East (CE) residents parking scheme.
- Offered to the market with no onward chain.

ACCOMMODATION

APPROACH: from Downside Road proceed to the far end of the driveway, where the communal entrance door to apartments 8-15 can be found on the left hand side. Part glazed door opens to:-

COMMUNAL ENTRANCE HALLWAY: from which a further door leads to staircase hall. Proceed up to the second floor landing. Door leads into an inner landing which can solely be accessed by this flat but is not demised. An area useful for storage. The private entrance door to the flat can be found on the left hand side.

ENTRANCE HALLWAY: ceiling light point, door entry intercom system, radiator, door to large storage cupboard with slatted shelving, wood effect laminate flooring, skirting boards. Doors radiate to sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.

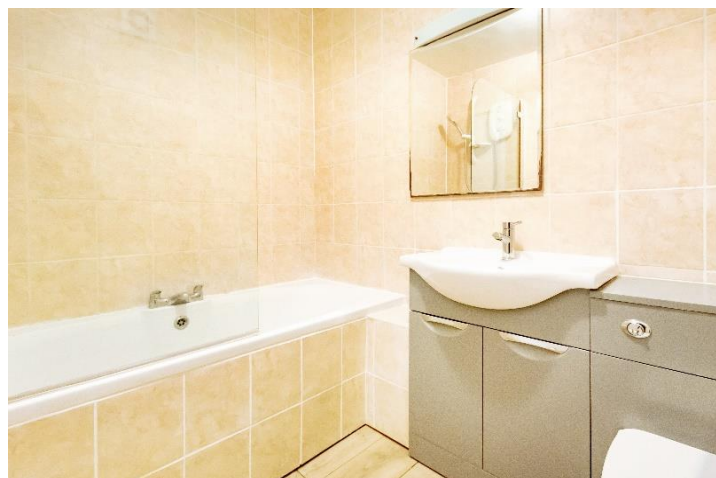
SITTING/DINING ROOM: (16'4" x 14'0") (4.98m x 4.26m) a spacious and light filled room with sliding glass patio doors which open onto a shallow west facing balcony, ceiling light point, two radiators, ample space for sofas and dining room furniture, wood effect laminate flooring, skirting boards. Opening to:-

KITCHEN: (9'6" x 6'6") (2.90m x 1.99m) fitted with a matching range of wall, base and drawer units with laminate worktop over, tiled surrounds, integrated stainless steel oven with 4 ring gas hob and extractor fan over, stainless steel splashback, freestanding washing machine, slimline dishwasher, upright fridge/freezer, circular stainless steel sink with drainer unit to one side and mixer tap over, wall mounted Vaillant combi boiler, large double glazed sash window to side elevation, ceiling light point, tiled flooring.

BEDROOM 1: (13'3" x 13'0") (4.03m x 3.97m) a double bedroom with double glazed sash window overlooking the rear elevation, ceiling light point, radiator, skirting boards.

BEDROOM 2: (16'4" x 10'4") (4.97m x 3.14m) a double bedroom with ceiling light point, double glazed sash window to side elevation, radiator, built-in wardrobe with hanging rail and storage cupboards above, skirting boards.





BATHROOM/WC: white bathroom suite comprising of low level wc with concealed cistern, wash hand basin set on vanity unit, panelled bath with electric shower over, ceiling light point, extractor fan, wall light point, radiator, wood effect laminate flooring.

OUTSIDE

OFF STREET PARKING: located at the rear of the property there is an allocated parking space clearly marked '12'.

COMMUNAL GARDENS: attractive and well-maintained communal gardens surround the apartment block, which are mainly laid to lawn with an array of mature trees, shrubs and plants to the borders.

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 25 December 1977 with a ground rent of £20 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge is £992.34 paid six monthly. This information should be checked by your legal adviser.

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

PLEASE NOTE:

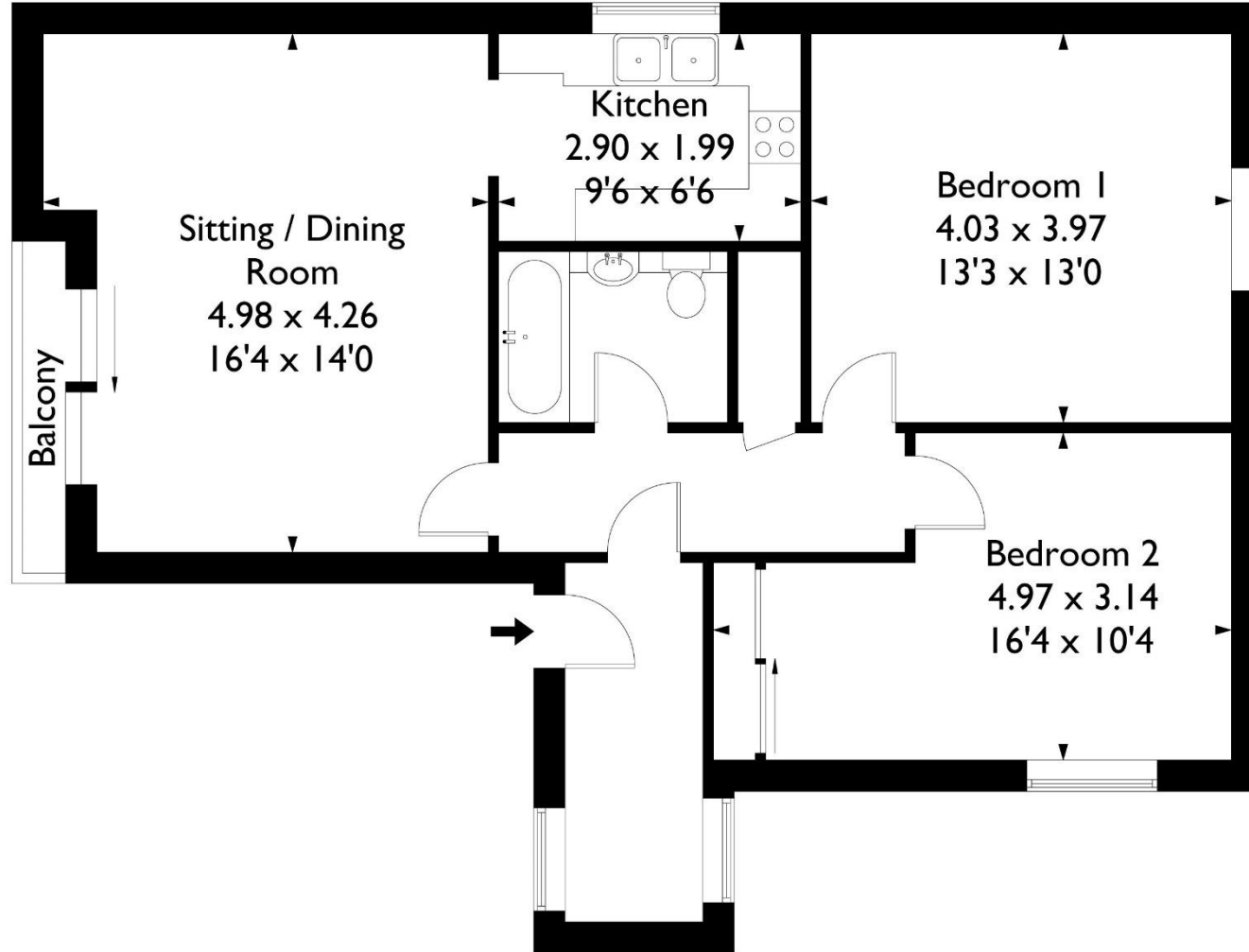
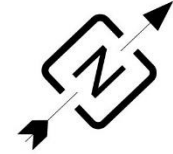
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Downsview Court, Clifton, Bristol BS8 2XE

Approximate Gross Internal Area 65.90 sq m / 709.40 sq ft
(Excluding Non Demised Lobby Entrance)



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.