



Top Floor Flat, 6 Downs Court, Henleaze Road,
Guide Price £265,000

RICHARD
HARDING

Top Floor Flat, 6 Downs Court, Henleaze Road, Henleaze, Bristol, BS9 4NN

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A practical and well-arranged 2 double bedroom purpose built apartment situated in a prime location, just off Henleaze Road, and further benefitting from a single garage.

Key Features

- Situated in a peaceful spot tucked away within a level stroll of the excellent shops, cafes and bus connections of Henleaze Road. Old Quarry Park opposite.
- **Accommodation:** entrance hallway, large 16'2 x 11'0 sitting room, separate kitchen, two double bedrooms and a modern fitted bathroom.
- **Single garage and 'first come, first served' parking.**
- **Triple glazed windows (replaced in 2023).**
- **New 'warm roof' fully replaced in June 2023.**
- **An affordable and well located 2 double bedroom apartment offered with no onward chain.**

ACCOMMODATION

APPROACH: via a central communal staircase up to the second floor landing, where you will find the private entrance to Flat 6 on the left hand side.

ENTRANCE HALLWAY: doors leading off to sitting room, separate kitchen, 2 double bedrooms, and bathroom. Further door to airing cupboard, housing the hot water tank.

SITTING ROOM: (front) (16'2" x 11'0") (4.93m x 3.35m) a generous sitting room with dual aspect triple glazed windows to front and side offering an elevated and leafy outlook over the surrounding area, high ceilings with ceiling coving, night storage heater.

KITCHEN: (10'1" x 6'1") (3.08m x 1.86m) a modern fitted kitchen comprising base and eye level cream units with roll edged granite effect worktop over and inset 1 ½ bowl sink and drainer unit. Integrated electric oven, 4 ring hob and chimney hood. Further plumbing and appliance space for fridge/freezer and washing machine. Triple glazed window to side and useful recessed cupboard with built-in shelving.

BEDROOM 1: (rear) (11'6" x 10'0") (3.50m x 3.05m) a double bedroom with double doors accessing a recessed wardrobe, wall mounted electric heater, triple glazed window to rear.

BEDROOM 2: (9'6" x 8'4") (2.90m x 2.55m) a double bedroom with wall mounted electric heater and triple glazed window to rear.

BATHROOM/WC: white suite comprising panelled bath with shower over and glass shower screen, low level wc, pedestal wash basin, triple glazed window to front, heated towel rail.

OUTSIDE

GARAGE: (16'0" x 8'11") (4.88m x 2.72m) this property has the rare advantage of a single garage located at the far end of the rank of garages in front of the property.





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.

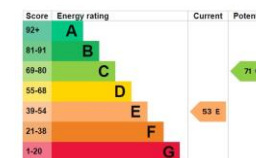
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 11 December 1967 with an annual ground rent of £12.12s.0d p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £60. This information should be checked by your legal adviser.

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

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.



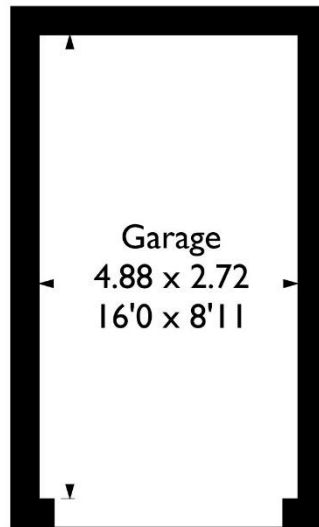
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Downscourt, Henleaze Road, Henleaze, Bristol, BS9 4NN

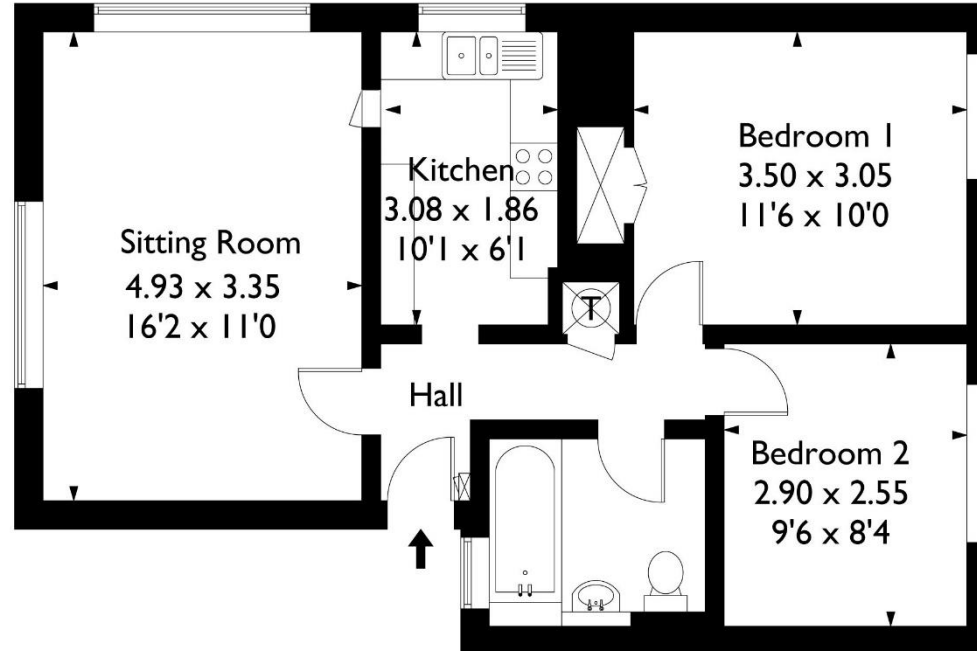
Approximate Gross Internal Area = 54.50 sq m / 586.63 sq ft

Garage Area = 13.27 sq m / 142.83 sq ft

Total Area = 67.77 sq m / 729.46 sq ft



Not in Actual Location/
Orientation



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.