



First Floor Flat, 42B Downleaze

Guide Price £510,000

RICHARD
HARDING

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Stoke Bishop, Bristol, BS9 1LY

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Commanding an elevated and secure position on the first floor of a striking Grade II listed semi-detached Victorian building nestled on a peaceful tree-lined street situated within striking distance of the 400 acres of green open spaces of Durdham Downs; a rather special and stylish 3 bedroom apartment (approx. 1,128 sq. ft.) flooded with natural light and offered to the market with no onward chain.

Key Features

- An exceptionally well proportioned & bright first floor apartment, recently updated by the current owners to a high standard 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.
- Three good sized double bedrooms & separate kitchen (13'0" x 9'9")
- Set within a handsome Grade II listed semi-detached Victorian building.
- Offered to the market with no onward chain, enabling a prompt move for a potential purchaser.

ACCOMMODATION

APPROACH: the property is accessed from Julian Road via pavement where four stone steps ascend to a multi-panelled partially glazed wooden door, with intercom entry system, opening to:-

COMMUNAL ENTRANCE HALLWAY: a bright and well maintained space with access off to the hall floor apartment. Carpeted staircase with wooden balustrade ascends to the first floor of this beautiful and substantial period building, where the private entrance to this apartment can be found immediately in front of you via wooden door. Door opens to:-

ENTRANCE HALLWAY: a very large and welcoming space laid to fitted carpet with moulded skirting boards, multiple light points and radiator. Part of the entrance hallway is currently being utilised as an internal dining area by the current owners. Access off to the principal rooms of the apartment including sitting room, kitchen/breakfast room, bedroom 1, bedroom 2, bedroom 3 and bathroom.

SITTING ROOM: (18'1" x 15'6") (5.52m x 4.73m) with light flooding in from the front elevation via multi-paned sash windows set into bay with leafy outlook across towards the street scene, laid to fitted carpet, gas column radiators, fireplace with marble surround, variety of integrated shelving units, tv point and internet point, ceiling cornicing and light point.





KITCHEN/BREAKFAST ROOM: (13'0" x 9'9") (3.95m x 2.98m) with light coming in from the side elevation via sash window. Comprising a variety of wall, base and drawer units with wooden laminate worktops, stainless steel sink with drainer unit beside and swan neck mixer tap over, stylish metro tiled splashbacks, 4 ring induction hob with extractor hood above, electric oven, tile effect flooring, bespoke breakfast bar, Valliant wall mounted gas combination boiler. Space for freestanding fridge/freezer.

BEDROOM 1: (14'5" x 13'2") (4.40m x 4.00m) a well-proportioned principal bedroom with easily enough space for a king size bed, desk, wardrobes etc. dependent upon one's preferences; laid to fitted carpet, light coming in from the rear elevation via sash window with a southerly facing aspect, moulded skirting boards, picture rail, light point, radiator.

BEDROOM 2: (13'11" x 13'0") (4.23m x 3.96m) a good sized second bedroom with light coming in from the side elevation via sash window with leafy across towards Julian Road. Column radiator, fitted carpet, moulded skirting boards, picture rail, light point.

BEDROOM 3: (9'3" x 9'0") (2.81m x 2.73m) a versatile single bedroom or study space, previously used as a work from home office. Light coming in from the front elevation via sash window with leafy outlook across towards Downleaze, laid to fitted carpet, picture rail, light point, moulded skirting boards and column radiator.

BATHROOM/WC: laid to wood effect laminate flooring. Comprising low level wc, bath with stainless steel controls, shower cubicle with glass insert and wall mounted shower head with tap and controls over, inset ceiling downlights, towel radiator, stylish tiled walls, light coming in from the side elevation via a partially frosted window, wash hand basin with chrome tap and cupboard beneath, inset ceiling downlights.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 1 May 1978, with a ground rent of £1 p.a. 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

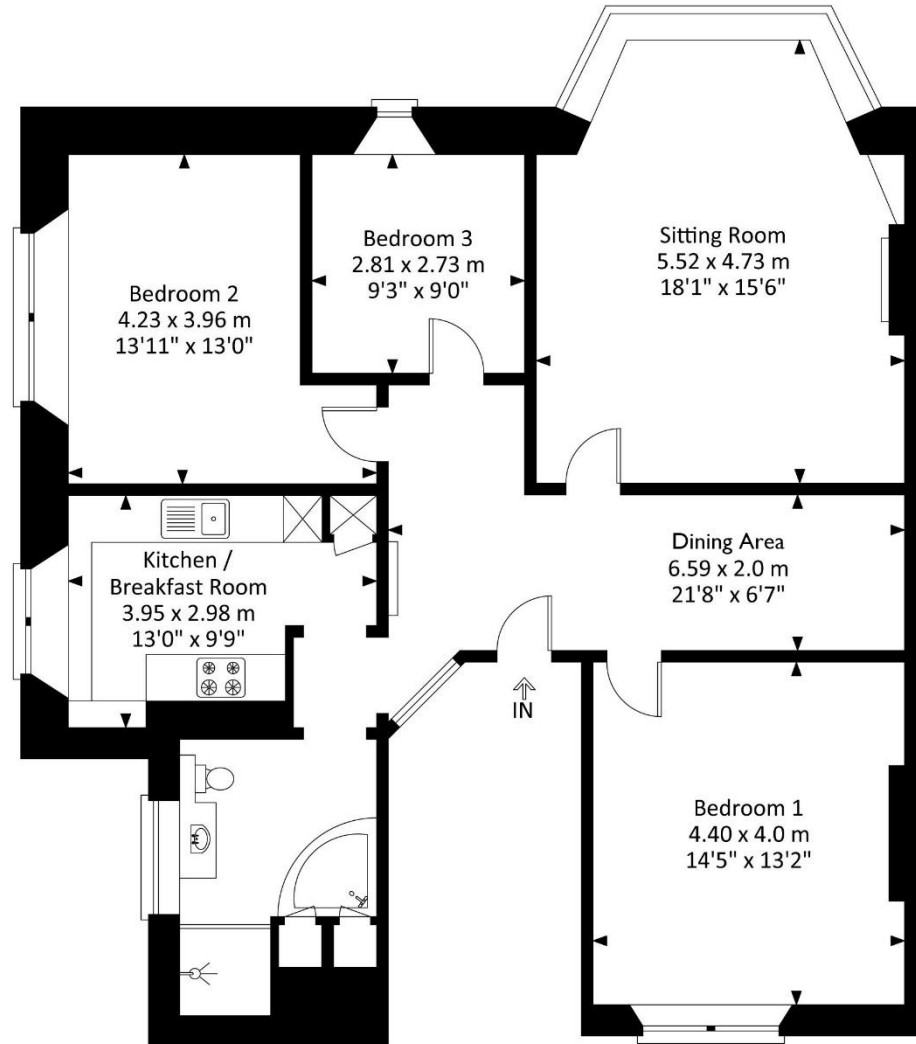
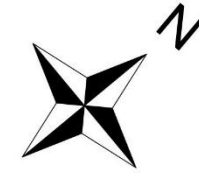
PLEASE NOTE:

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.



Downleaze, Stoke Bishop, Bristol, BS9 1LY

Approximate Gross Internal Area = 104.87 sq m / 1128.81 sq ft



First Floor

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