



Hall Floor Garden Flat, 45 Downleaze, Sneyd Park
Guide Price Range £750,000 - £775,000

RICHARD
HARDING



Hall Floor Garden Flat, 45 Downleaze

Sneyd Park, Bristol, BS9 1LX

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An impressive and inviting two double bedroom (one with en-suite) hall floor garden apartment in a stunning Grade II listed building, with the rare advantage of its own private entrance, off-road parking and a gorgeous private rear garden.

Key Features

- Wonderful high ceilings, large period windows add to the sense of space in this well configured roomy apartment.
- Stunning location, just one road parallel back from the green open spaces of the Downs, within a level stroll of Whiteladies Road and bus connections to central areas.
- The original entrance to the house provides the private entrance to the apartment and leads into an entrance vestibule, which flows into a generous central reception hallway with all rooms radiating off. Light and airy sitting room, separate kitchen and dining room with access to the rear garden, two generous double bedrooms, one of which has the en-suite bathroom and a further bathroom/utility room.
- A superb large (1288 sq.ft.) hall floor garden apartment in a wonderful location neighbouring the Downs.





ACCOMMODATION

APPROACH: via a driveway which provides off road parking solely for the hall floor flat for one vehicle, driveway becomes a path continuing up the right-hand side of the building where you'll find the private entrance to the hall floor flat on the left-hand side.

ENTRANCE VESTIBULE: (6'9" x 6'6") (2.06m x 1.98m) an impressive original entrance vestibule with high ceilings, ceiling coving and central ceiling rose, original tiled flooring, radiator, dado rail and an attractive part-stained glass door leading through into the main reception hallway.

RECEPTION HALLWAY: (14'4" x 9'8" max) (4.37m x 2.95m) high ceilings with original cornicing and ceiling rose, original tiled floor, dado rail and a radiator. Doors off to the sitting room, kitchen/dining room, two double bedrooms and the bathroom/utility.

SITTING ROOM: (17'3" max x 14'4") (5.25m x 4.37m) a gorgeous elegant sitting room with high ceilings, box bay window to front elevation comprising of period windows, ceiling cornicing, picture rail and central ceiling rose. Feature minster stone fireplace, period style radiators and alcove book shelving.

KITCHEN/DINING ROOM: (28'3" x 12'9" in dining area, reducing to 8'10" in kitchen area) (8.29m x 4.01m/2.69m) a stylish, recently updated kitchen, base and eye level dark green units with worktop over and inset 1 ½ sink and drainer unit. Integrated appliances including dishwasher, fridge/freezer, oven, four ring gas hob, and built in extractor fan over. Corner cupboard houses modern Worcester style gas central heating boiler. Impressive high ceilings with feature roof beams, window to side and glazed door to rear accessing a small balcony with steps down to the rear garden.

Dining Area: high ceilings with ceiling coving, sash window to rear, feature recessed chimney alcove and a radiator.

BEDROOM 1: (front) (17'4 x 15'7" max into chimney recess) (5.28m x 4.76m) high ceilings with central ceiling rose and picture rail, feature period arched window to front elevation, radiator and door accessing the en-suite bathroom/WC.

En-suite Bathroom/WC: (9'2 x 6'2") (2.79m x 1.88m) white suite comprising of panelled bath, mixer taps, shower over, low level WC, pedestal wash basin, tiled walls, tiled floor, inset spotlights, ceiling coving and heated towel rail.

BEDROOM 2: (rear) (14'8" x 8'11" max) (4.47m x 2.71m) double bedroom with high ceilings, picture rail, radiator and an attractive part-stained glass period window to rear elevation.

BATHROOM/UTILITY ROOM: a white suite comprising panelled bath with mixer taps and shower attachment, low level WC, pedestal wash basin, appliance space for washing machine, inset spotlights, extractor fan and a window to rear.

OUTSIDE

REAR GARDEN: a fabulous level lawned rear garden attracting much of the afternoon and early evening sunshine with deep flower borders containing various shrubs, a garden shed and attractive stone boundary walls.



OFF-ROAD PARKING: the property enjoys the rare advantage of the sole use of the driveway for off road parking providing parking for a family sized vehicle.

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 28 January 1981. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

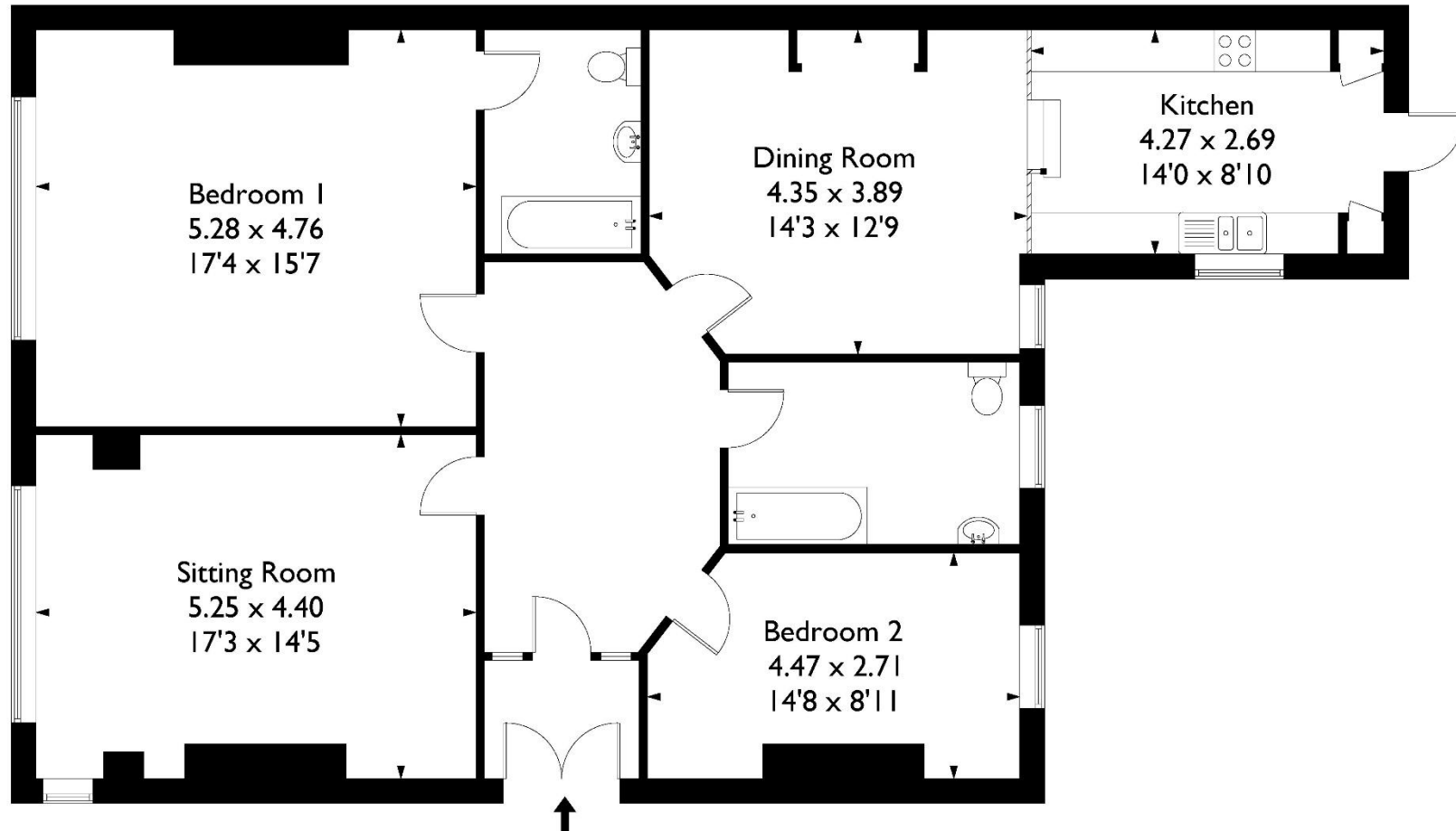
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Downleaze, Stoke Bishop, Bristol BS9 1LX

Approximate Gross Internal Area 119.7 sq m / 1288.9 sq ft



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.