



Flat 1, 45B Lincombe Road, Downend, South Gloucestershire, BS16 5US

**GUIDE PRICE £195,000**

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## PROPERTY OVERVIEW

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This beautifully presented ground-floor flat is situated in a small, modern development of just four properties, tucked away at the end of a peaceful cul-de-sac. The property enjoys a prime location within walking distance of Downend, Staple Hill, and Fishponds shopping centres, providing excellent access to a range of local amenities, shops, cafes, and restaurants.

Access to the building is via a secure intercom entry system. Inside, the flat features a welcoming entrance hall leading to a spacious open-plan living area, which seamlessly connects to a stylish, modern kitchen equipped with a built-in oven and hob. The property also boasts a well-proportioned double bedroom and a contemporary bathroom fitted with an over-bath shower attachment.

Additional benefits include UPVC double-glazed windows, gas central heating, an allocated parking space, and a well-maintained communal lawn garden.

### Location:

Lincombe Road is a sought-after residential area in Downend, conveniently positioned close to Staple Hill and Fishponds. The area is highly regarded for its strong sense of community, excellent local amenities, and accessibility to vibrant high streets such as Fishponds High Street and Staple Hill High Street.

Residents benefit from easy access to beautiful green spaces, including Oldbury Court Estate, Snuff Mills, Page Park, and Stoke Park, all perfect for outdoor activities and leisure. The area is well-connected for commuters, offering easy routes to the City Centre and key employment hubs such as Filton Abbey Wood, Patchway, and Aztec West. Multiple bus and cycle routes are available, including the popular Bristol to Bath Railway Path.

Families will also appreciate the selection of well-regarded schools nearby, making this an attractive location for a range of buyers.

Current Ground Rent: £12.10 per month

Current Service Charge: £49.38 per month

Length of Lease Remaining: Approx. 987 years

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## KEY DETAILS

- Modern, Purpose-Built Ground Floor Flat In A Small Development Of Four Properties
- Convenient Location Near Downend, Staple Hill, and Fishponds Shopping Centres
- Spacious Open-Plan Living Area
- Contemporary Fitted Kitchen
- Allocated Parking Space
- Well-Maintained Communal Lawn Garden

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:  
Onward Chain

EPC: C

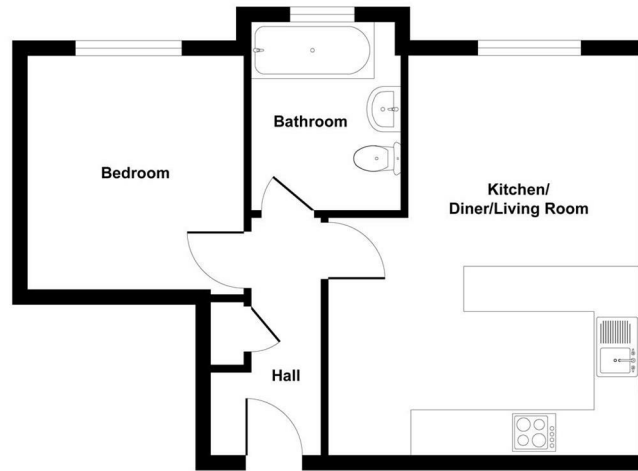
Viewing: By appointment only



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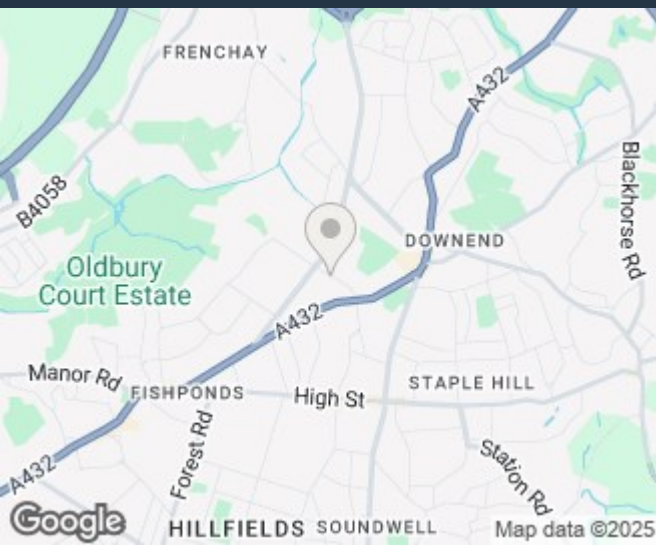
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Floor Plan

Approx. Gross Internal Floor Area 452 sq. ft / 42.00 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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