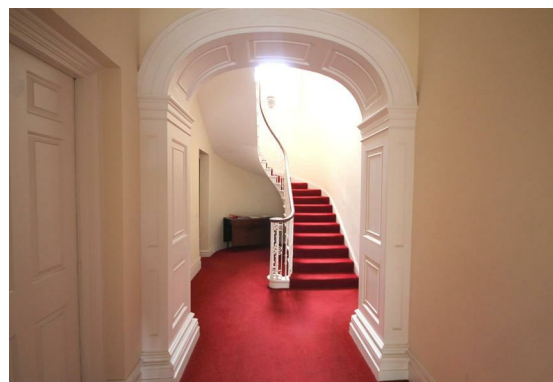




CLEEVE WOOD ROAD
DOWNEND, BRISTOL, BS16 2ST
OFFERS OVER £190,000





Communal Entrance

Communal Hall

Second Floor

Hall

Lounge

14'3 x 12'4

Kitchen

10'8 x 5'6

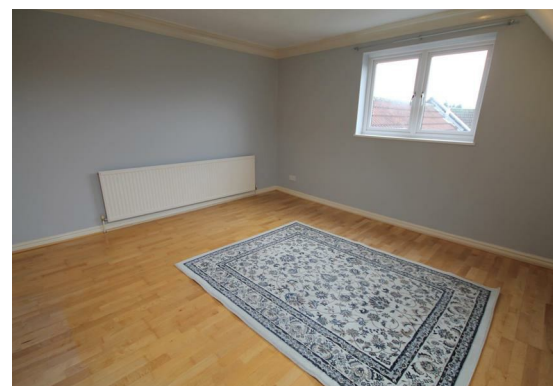
Bathroom

10'8 max x 5'4

Bedroom

11'0 x 10'11

Outside



Resident Parking

Communal Garden



NO ONWARD CHAIN

A stunning Grade II listed first floor apartment in the beautifully converted Cleevewood House, a gorgeous eighteenth-century mansion converted into luxury apartments in the 1980s.

Positioned on the borders of Downend and Frenchay with far reaching views over the Frome Valley Conservation area and Frenchay Common, the house offers the perfect location for those looking to escape the hustle and bustle of busy Bristol, whilst being only four miles north of the City.

The motorway networks are easily accessible via the M32 for those needing to commute beyond and Bristol Parkway Station is approximately three miles with direct routes to London Paddington.

The property is in a great location for walking, cycling and running along the river as well as being close enough, in our opinion, to walk to the shops of Downend.

The apartment is located towards the rear of the building with many of its double glazed windows facing South West, flooding the apartment with afternoon and evening sunshine.

The accommodation offers a welcoming entrance hall/corridor with doors leading to an airy sunny sitting room, a good sized bedroom, modern kitchen and a tasteful bathroom.

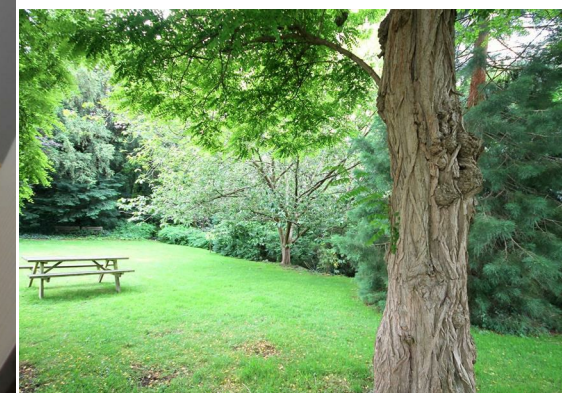
The airy sitting room is of a generous proportion with two windows, a relaxing space where you can hear birdsong most of the day.

The kitchen offers a range of wall and base units finished with Shaker style doors and sleek tiled splashbacks. Integrated appliances include a gas hob, electric oven and extractor plus space for a washing machine and undercounter fridge freezer.

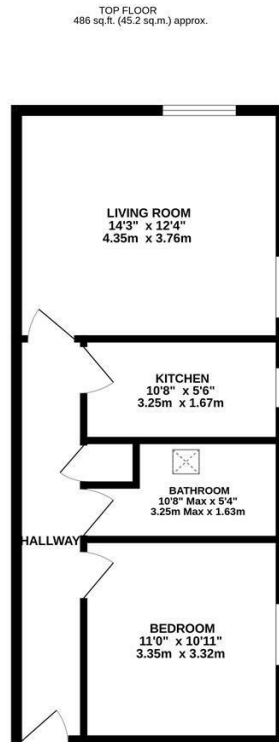
The double bedroom is bright and spacious with a Velux style window set into the pitched ceiling.

A four-piece modern white bathroom completes the accommodation with fully tiled walls and a separate mains plumbed shower cubicle.

To the front of the property is resident and visitor parking together with communal gardens and benches overlooking the woods and Frenchay.

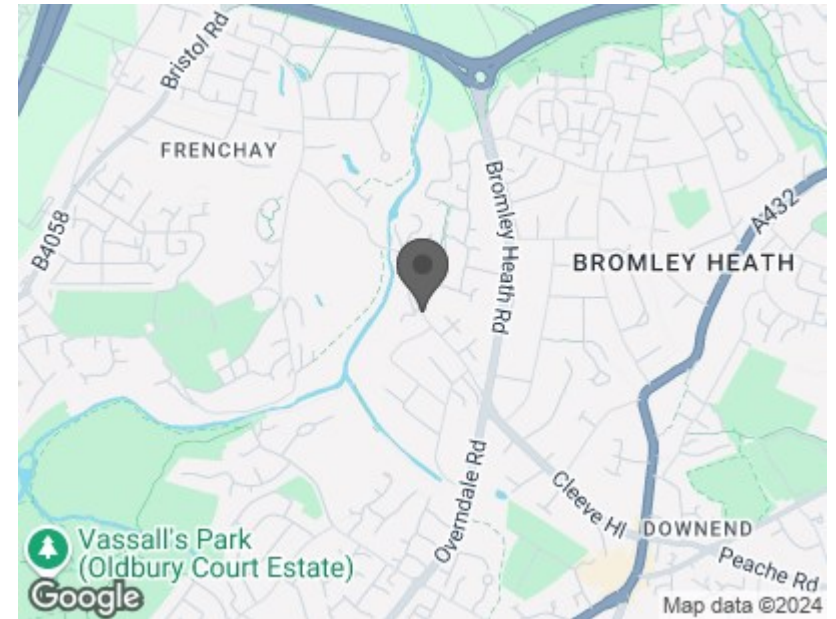


FLOOR PLAN



TOTAL FLOOR AREA: 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.