



**DOWNSVIEW COURT  
DOWNSIDE ROAD  
CLIFTON**

# 6 DOWNSVIEW COURT, DOWNSIDE ROAD, CLIFTON, BRISTOL, BS8 2XE.

SITUATED ON THE SECOND FLOOR OF THIS PURPOSE BUILT APARTMENT BLOCK, APARTMENT SIX OFFERS A WONDERFUL OPPORTUNITY FOR A DISCERNING BUYER TO RENOVATE AND PERSONALISE A GENEROUS TWO BEDROOM APARTMENT. THE PROPERTY BOASTS FAR REACHING VIEWS ACROSS DURDHAM DOWNS TO THE WEST, AND TO THE SOUTH ENJOYS FAR REACHING VIEWS ACROSS CLIFTON AND BRISTOL'S CITYSCAPE BEYOND. THE SITTING ROOM AFFORDS ACCESS TO A PRIVATE WEST FACING BALCONY. THE KITCHEN IS OF A GOOD SIZE, BOTH OF THE BEDROOMS ARE DOUBLES, AND THERE IS A BATHROOM. OUTSIDE THE PROPERTY BENEFITS FROM A SINGLE GARAGE. THIS FABULOUS OPPORTUNITY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

## SUMMARY OF ACCOMMODATION

In need of modernisation, this two double bedrooms purpose built apartment is situated on the second floor, and as such boasts wonderful views from all of the windows. The living room and kitchen are good sizes, and both of the bedrooms are generous doubles.

The private balcony is accessed off the living room, and affords views across the downs, with an orientation that is perfect for the afternoon and evening sun.

Outside, Downsview Court is set in pleasant grounds that are mainly laid to lawn with mature trees and shrubs.

The property has the benefit of a single garage with an open and over door and has power and light.

This property is being sold with no onward chain, and offers a wonderful opportunity for investors, developers or simply a buyer looking to create a wonderful home.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol – 0117 973 1516

**Tenure** – Leasehold with 953 Years remaining.

**Service Charge** – We understand the service charge to be £150 per month.

**Ground Rent** - £20 per annum

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'C' (£2,084.65 for 2023/2024)

**Services** - We understand all mains services to be to be connected.

**Broadband** – Superfast available up to 80 Mbps download, 20Mbps upload.

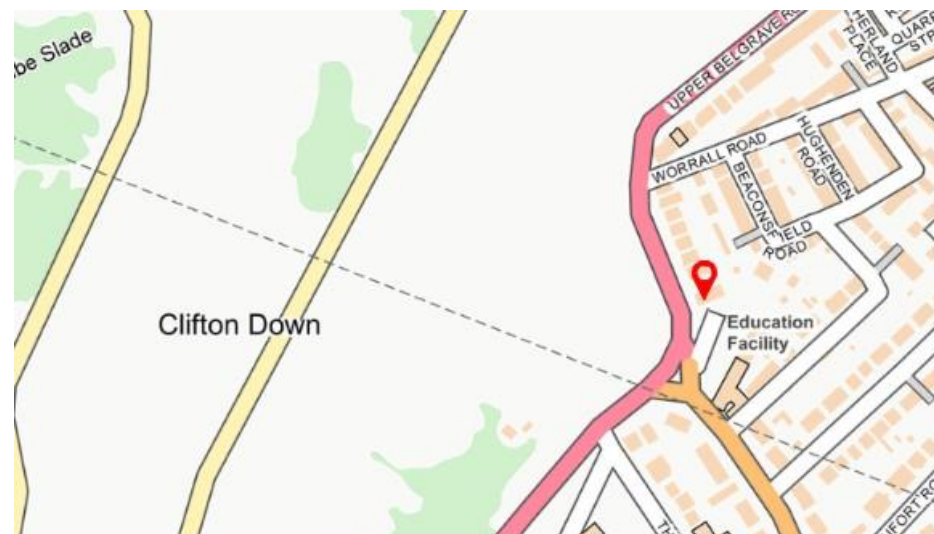
**Mobile Phone** – There coverage for voice and data for EE, 02, Vodafone and Three

## LOCATION

This particularly convenient position offers easy access to the Downs and Whiteladies Road with its wide variety of boutiques, shops, restaurants and cafés.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, there is good road access to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.



Floor Plan - 6 Downview Court,  
Downside Road, Clifton, BS8 2XE  
Floor Area (Source EPC) 65m<sup>2</sup>



**IMPORTANT NOTE**

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**ESTATE AGENTS**  
**28 Princess Victoria, Clifton, Bristol**  
**BS8 4BU**  
**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

