



THE BASEMENT FLAT
37 DOWNLEAZE
SNEYD PARK

THE BASEMENT FLAT, 37 DOWNLEAZE, SNEYS PARK, BRISTOL, BS9 1LX

A SUPERB, SPACIOUS AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT SITUATED ON THIS QUIET, SOUGHT AFTER AND CONVENIENT ROAD CLOSE TO VAST OPEN AREA OF THE DOWNS IN THE POPULAR SNEYD PARK AREA, WITHIN EASY WALKING DISTANCE TO THE TOP OF WHITELADIES ROAD. SET WITHIN AN ATTRACTIVE LATE VICTORIAN SEMI DETACHED HOUSE, THE PROPERTY OFFERS GENEROUS, LIGHT ACCOMMODATION AND BOASTS SOME IMPRESSIVE ROOM PROPORTIONS, A LARGE EAT IN KITCHEN, IT'S OWN PRIVATE ENTRANCE, ACCESS TO PLEASANT REAR AND FRONT COMMUNAL GARDENS, WITH THE ADDED BENEFIT OF THE RIGHT TO PARK A CAR AT THE REAR OF THE PROPERTY. IT SHOULD ALSO BE NOTED THAT THIS PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

SUMMARY OF ACCOMMODATION

The property is accessed via it's own private entrance to the rear of the building and on entering the flat there is a pleasant entrance hallway offering access to all of the accommodation within the property. Immediately to the right on entering is the spacious kitchen/diner which offers ample space for a large dining table, a wide range of floor and wall mounted units providing plenty of storage and to the rear of the kitchen/diner is the utility room. This offers further storage, plumbing for white goods and also houses the wall mounted combination boiler.

The light and spacious living room provides plenty of room for some sizeable furniture and extends into a pleasant bay window over looking the communal front garden. The master bedroom is a well proportioned double bedroom with the added benefit of a beautifully appointed ensuite bathroom, housing a bath, low level WC and a wash hand basin. The two further bedrooms both offering ample room for double beds and served by a attractive shower room off the main entrance hallway, offering a large double shower, a heated towel rail, low level WC and a wash hand basin.

Outside there is a large communal rear garden with a westerly aspect for the use of the residents of the property. The flat enjoys the right to park one car on the rear driveway and there is a further communal garden to the front of the property.

OTHER INFORMATION

Tenure - We understand to be the remainder of a 999 year lease (TBC)

Listing - We understand the property to be grade II listed.

Local authority - Bristol city council

Council tax band - E - £2,644.45 - 2023/2024

Service charge - £65 per annum

Ground rent - None payable

Broadband coverage - 1,000 mbps download/100 mbps upload

Mobile coverage - Voice and data EE, Vodafone, Three and 02

LOCATION

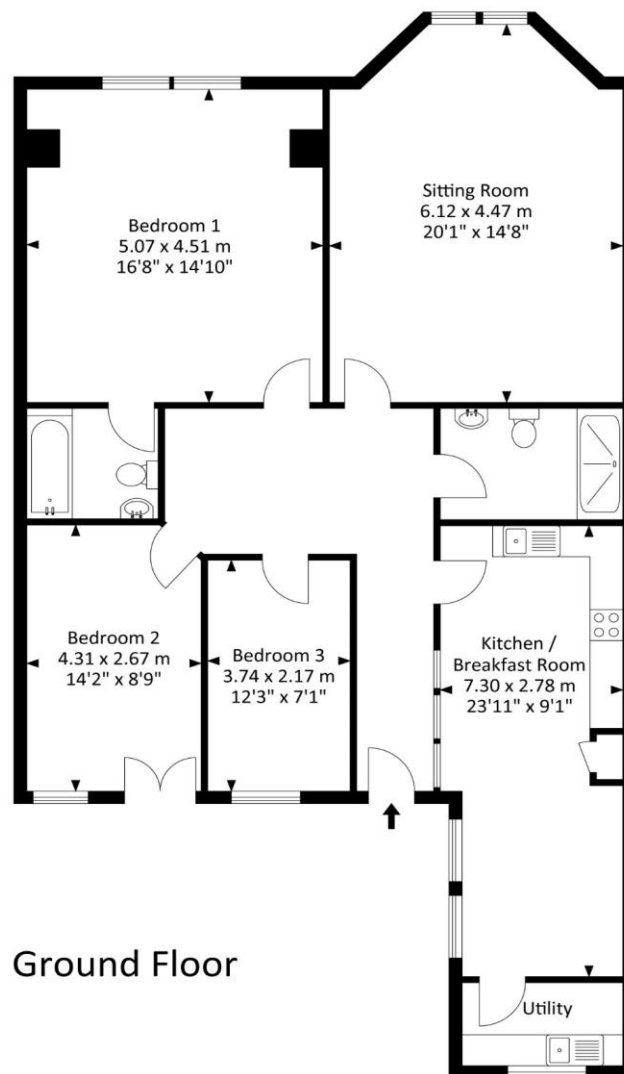
Downleaze is without doubt one of the city's finest residential addresses situated in the much favoured area of Sneyd Park. Sneyd Park is situated on the edge of the open expanse of the Clifton Downs forming 400 acres of city openness. The Downs create a natural division between the subject property and the historic suburb Clifton as well as a dramatic viewpoint across the Avon Gorge. Sneyd Park offers many practicalities over and above some of the neighbouring residential areas.

This particularly convenient position offers a choice of extensive local amenities at either Whiteladies Road, Clifton Village or Henleaze where there is also a Waitrose. Bristol city centre is within two miles and can be accessed by a regular bus service.

Access to the national motorway network can be found within two and a half miles to junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping centre at Cribbs Causeway. Bristol City centre is within three miles with a regular commuter rail service from Temple Meads and Parkway railway station to London Paddington and other major cities. There is also a nearby train station at Clifton Down.

Bristol International Airport is approx ten miles travelling distance and offers daily flights to Europe. There are many state and private sector schools in the area which include Elmlea Primary School, Westbury Park Primary School, Stoke Bishop Primary, Badminton School, Redmaids School, Clifton College and Clifton High School. Sporting facilities in the vicinity include Henbury Golf Club and a David Lloyd in Westbury On Trym.

Approx. Gross Internal Area
1258.40 Sq.Ft - 116.90 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol LLP and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol LLP require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

