



Second Floor Flat, 5 Downsview Court, Downside Road
Guide Price £350,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2XE

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A bright and modern 2 double bedroom second floor apartment in a sought after purpose built development on the doorstep of the Downs. Further benefitting from covered balcony and a parking space.

Key Features

- Downside Court is a much desired development which has many benefits of a more modern property in an area of predominantly period buildings.
- Popular and convenient location between Whiteladies Road and Pembroke Road, offering easy access to Clifton Village, Durdham Downs and the city and harbourside.
- **Accommodation:** entrance hallway, sitting/dining room, kitchen, 2 double bedrooms and bathroom.
- Offered with no onward chain making a prompt move possible.
- Off-street parking space.

ACCOMMODATION

APPROACH: via Downside Road where the development can be found on the lefthand side and through the communal entrance. Stairs rise up to second floor where there is an entrance on your right hand side.

ENTRANCE HALLWAY: a spacious entrance hallway with obscured windows to side elevation, telecom entry control system, ceiling light point and carpeted flooring. Doors opening to both bedrooms, bathroom and sitting room.

SITTING/DINING ROOM: (16'4" x 14'1") (4.97m x 4.28m) upvc double glazed sliding glass door opens onto a covered balcony. Two separate radiators, ceiling light point, carpeted flooring. Access to:-

KITCHEN: (9'6" x 6'7") (2.90m x 2.00m) base and eye level units, stainless steel tap with drainer, 4-ring electric hob, built-in oven, space for washing machine and fridge/freezer, upvc double glazed windows to front elevation, ceiling light point and partially tiled walls.

BEDROOM 1: (16'7" x 13'4") (5.06m x 4.05m) upvc double glazed windows to front elevation, carpeted flooring, radiator and a ceiling light point.

BEDROOM 2: (16'4" x 10'6") (4.98m x 3.20m) upvc double glazed windows to rear elevation, built-in wardrobes, radiator, ceiling light point and carpeted flooring.

BATHROOM/WC: white suite comprising of panelled bath with shower over, wash hand basin, wc, heated radiator, tiled throughout, extractor fan and a ceiling light point.

OUTSIDE

COMMUNAL GARDENS: well-maintained communal gardens.

PARKING: access to an off-street parking space.





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 25 December 1977. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £172. This information should be checked by your legal adviser.

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

PLEASE NOTE:

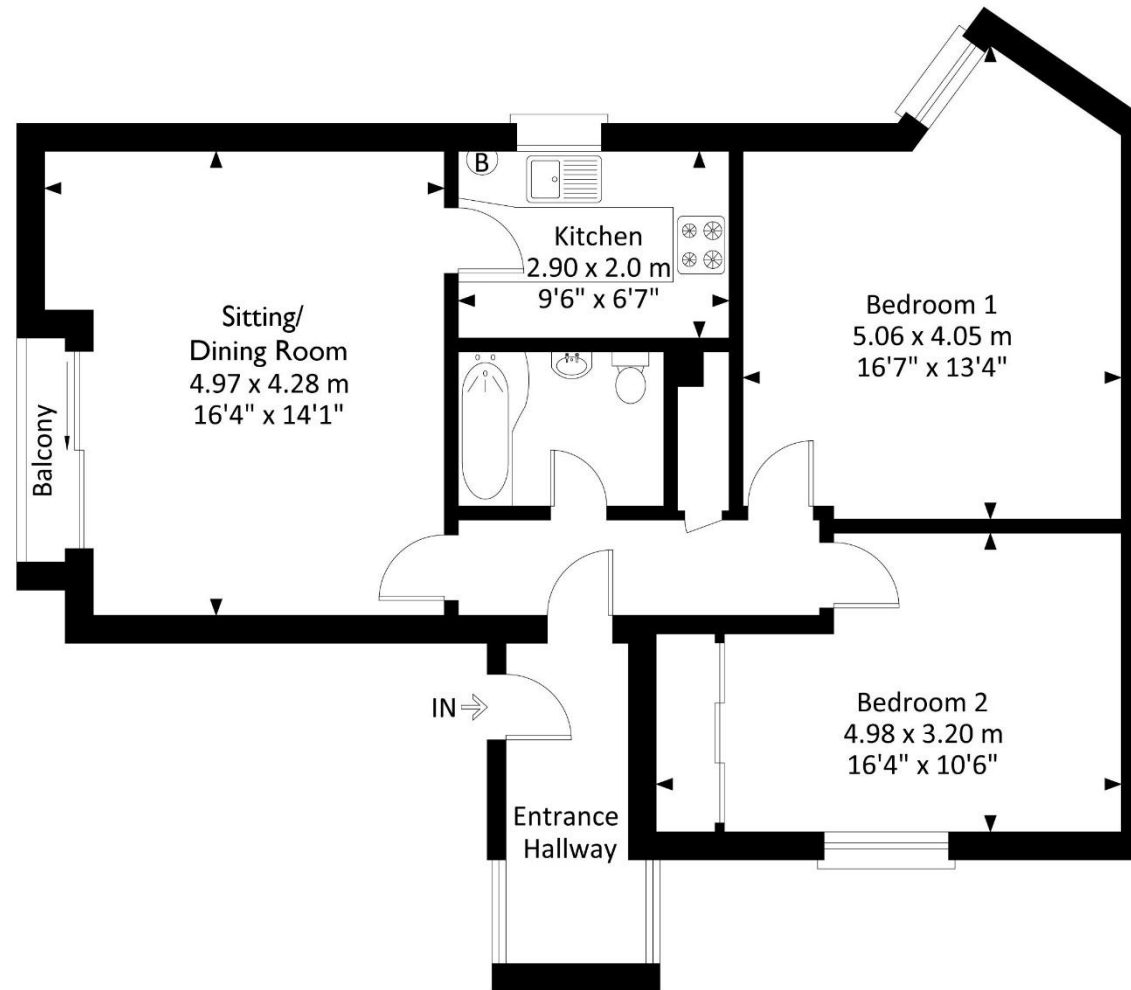
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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		
69-80	C	73 C	74 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.

5 Downsview Court, Downside Road, Clifton, Bristol, BS8 2XE

Approximate Gross Internal Area = 800.83 sq ft / 74.40 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.