



22c Downleaze, Stoke Bishop

Guide Price £499,950

RICHARD  
HARDING



# 22c Downleaze

Stoke Bishop, Bristol, BS9 1LZ

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A well presented and spacious circa 1470 sq. ft. 4 bedroom upper maisonette forming part of an attractive Grade II listed period building close to Durdham Downs. The property offers versatile accommodation with light and spacious rooms with the added benefit of a single garage.

## Key Features

- Set on a desirable road in Sneyd Park, the apartment is located a few hundred yards from Durdham Downs. Clifton Village, Whiteladies Road and North View/Henleaze Road are only a little further afield.
- Gas central heating and the majority of windows benefitting from double glazing.
- **Second Floor:** entrance hall, cloakroom/wc, study area, kitchen/dining room, sitting room, bedroom 1 with en-suite shower room and bedroom 2.
- **Top Floor:** landing, bedroom 3 with en-suite bathroom, bedroom 4 and family bathroom/wc.
- **Outside:** single garage.

## ACCOMMODATION

**APPROACH:** from the pavement of Downleaze take the driveway to the right hand side of the building, steps lead to the first floor landing communal entrance hallway via wooden front door. Take the staircase to the top floor landing where the private entrance door to the property can be found immediately in front of you.

**ENTRANCE HALLWAY:** via wooden front door, a generous and welcoming hallway with ceiling light point, radiator, window to rear elevation, study area, wood effect flooring and moulded skirting boards. Stairs ascend to second floor landing. Doors radiate to kitchen/dining room, sitting room, wc, bedroom 1 & bedroom 2.

**WC:** low level wc, wall mounted wash hand basin with tiled splashback, ceiling light point, extractor fan, radiator, wood effect flooring and moulded skirting boards.

**SITTING ROOM:** (18'10" x 14'4") (5.73m x 4.38m) a beautiful and spacious sitting room with generous ceiling height, ceiling light point, multi-paned windows to front elevation, log burner, built in cabinetry to either side of chimney breast, radiator and moulded skirting boards.

**KITCHEN/DINING ROOM:** (16'10" x 12'3") (5.12m x 3.74m) a shaker style kitchen comprising of wall, base and drawer units with roll edged laminate worktop over, tiled surrounds, range cooker with extractor fan over. Space for the following appliances: upright fridge/freezer, slimline dishwasher and washing machine. Worcester combi boiler concealed within cabinetry, 1 ½ stainless steel sink with mixer tap over, double glazed window to rear elevation with glimpses of the Downs, inset ceiling downlighters, ceiling light point, radiator, ample space for dining furniture, wood effect flooring and moulded skirting boards.

**BEDROOM 1:** (14'5" x 13'9") (4.40m x 4.18m) a double bedroom with central ceiling light point, double glazed window overlooking the rear elevation, a variety of built in wardrobes, radiator and moulded skirting boards. Door leading to:-

**En-suite Shower Room/WC:** white suite comprising of low level wc, pedestal wash hand basin, shower enclosure with waterfall shower over, obscured double glazed window to side elevation, tiled surrounds, inset ceiling downlighters, extractor fan, tiled flooring, wall mounted chrome towel radiator and moulded skirting boards.

**BEDROOM 2:** (13'9" x 13'1") (4.18m x 3.98m) a double bedroom with central ceiling light point, double glazed window to side elevation, radiator and moulded skirting boards.







## TOP FLOOR

**LANDING:** stairs ascend from entrance hallway. Large ceiling skylight and inset ceiling downlighters. Doors radiate to bedroom 3, bedroom 4 & family bathroom/wc.

**BEDROOM 3:** (16'9" x 13'7") (5.10m x 4.14m) a double bedroom with ceiling skylights to front and rear elevation, inset ceiling downlighter, an array of bespoke fitted wardrobes, radiator and moulded skirting boards. Door off to: -

**En-suite Bathroom:** pedestal wash hand basin, curved bath with system fed shower over, inset ceiling downlighters, extractor fan, tiled surrounds and ceiling skylight.

**BEDROOM 4:** (11'6" x 8'0") (3.51m x 2.43m) a generous single/smaller double bedroom with ceiling skylight with glimpses over the Downs, inset ceiling downlighters, radiator and moulded skirting boards.

**FAMILY BATHROOM/WC:** a four-piece suite comprising of low level wc, pedestal wash hand basin, corner shower enclosure with system fed shower over, bath with central mixer tap over, ceiling skylight, inset ceiling downlighters, extractor fan, tiled surrounds, wood effect flooring and moulded skirting boards.

## OUTSIDE

**GARAGE:** the property has the benefit of a single garage which is located at the rear of the building. As you proceed up the driveway it is the garage on the right hand side with up and over door.

## 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 29 September 1971. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

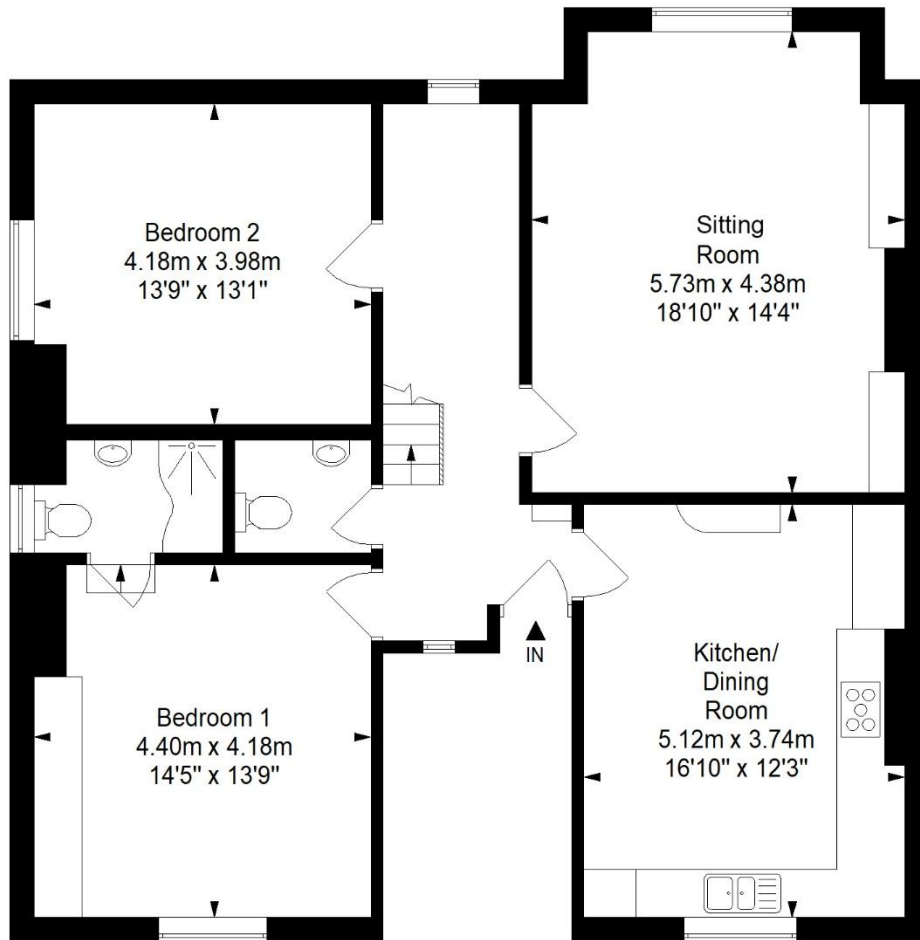
## Top Floor Maisonette, Downleaze, Stoke Bishop, Bristol, BS9 1LZ

Approximate Gross Internal Area = 136.5 sq m/ 1469.3 sq ft  
(Excludes Reduced Headroom Area)

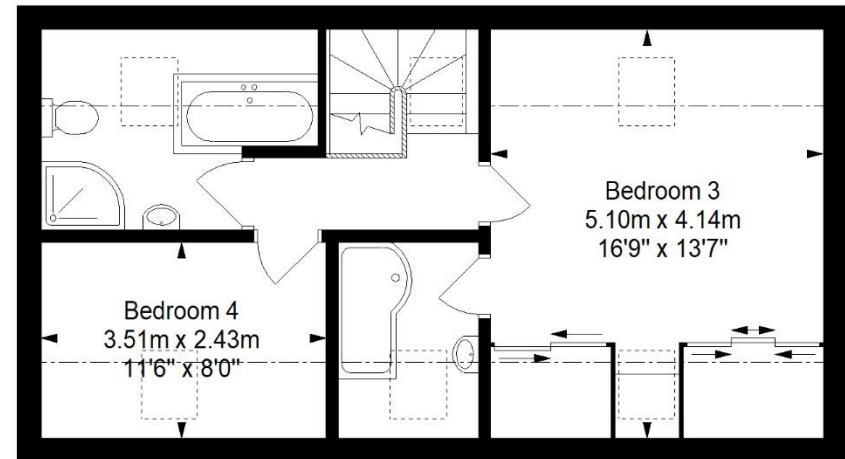
Reduced Headroom Area = 16.5 sq m/ 177.6 sq ft

Total Area = 153.0 sq m/ 1646.9 sq ft

 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.

All Efforts have been made to ensure its accuracy at time of print