



First Floor Flat, 23 Downleaze

Guide Price £495,000

RICHARD
HARDING



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Sneyd Park, Bristol, BS9 1LU

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An Exceptional Grade II Listed Apartment on Downleaze, Sneyd Park

A wonderfully spacious and beautifully proportioned 2 double bedroom first floor apartment, forming part of an impressive Grade II listed Victorian building on prestigious Downleaze. Offering circa 985 sq.ft. of elegant accommodation, with a tandem double garage, two useful private cellar storage rooms and attractive communal gardens, all just a few hundred yards from the Downs.

Key Features

- Circa 985 sq.ft. of exceptionally well-proportioned accommodation
- Prime position on Downleaze in coveted Sneyd Park
- Impressive Grade II listed Victorian building
- 2 generous double bedrooms
- Light-filled, south-facing sitting room (16'1" x 14'3") (4.9m x 4.35m)
- Spacious kitchen/breakfast room (14'11" x 12'8") (4.55m x 3.85m)
- Elegant period detailing including cornicing, ceiling roses, sash windows and moulded joinery
- Tandem double garage
- 2 substantial private cellar storage rooms
- Beautifully maintained communal gardens
- The Downs just a few hundred yards away
- Approximately 500 metres from Café Retreat





THE APARTMENT

There is an immediate sense of grandeur on approaching this handsome Victorian property. Impressive gate pillars open onto a driveway running alongside the communal garden and leading through to the garaging at the rear.

Beyond the panelled communal entrance doors, an elegant turning staircase rises through the impressive reception hall to the first floor.

The apartment opens into a particularly light entrance hall (7'5" x 6'3") (2.26m x 1.91m), with multi-paned sash windows and attractive period detailing, before continuing into the exceptionally generous central reception hall.

The reception hall (14'0" x 6'4") (4.27m x 1.93m) is a defining feature of the apartment. Rather than simply functioning as a corridor, it provides a gracious centre to the accommodation, with four beautifully proportioned principal rooms arranged around it. Tall moulded skirtings, dado rail, cornicing and two ornate ceiling roses reinforce the apartment's Victorian character.

South-Facing Sitting Room

The sitting room (16'1" x 14'3") (4.9m x 4.35m) is an elegant and wonderfully light principal reception room.

A pair of south-facing casement windows with multi-paned overlights draws in an abundance of natural light, while the ornately carved stone mantelpiece and hearth provide a handsome focal point.

Moulded skirtings, picture rail, cornicing and an ornate ceiling rose complete a room that combines impressive proportions with the architectural detail expected of a property of this period.

Kitchen/Breakfast Room

The kitchen/breakfast room (14'11" x 12'8") (4.55m x 3.85m) is another particularly generous room, with ample space for both cooking and informal dining.

It is comprehensively fitted with Shaker-style base and eye-level units, drawers and glazed display cabinetry, complemented by granite-effect work surfaces.

Integrated appliances include a double oven, 4-ring induction hob, extractor hood, dishwasher and washing machine, with space for an American-style fridge/freezer and tumbler dryer. A pair of sash windows overlooks the rear elevation, while a concealed Vaillant gas-fired combination boiler completes the practical specification.

Two Excellent Double Bedrooms

The impressive proportions continue into both bedrooms.

Bedroom 1 (15'5" x 12'2") (4.70m x 3.70m) is a particularly generous principal bedroom with a pair of south-facing casement windows and overlights. The chimney breast, recessed areas with floating bookshelves, moulded skirtings and simple cornicing add character while retaining an excellent sense of space.

Bedroom 2 (14'11" x 9'10") (4.55m x 3.00m) is another genuine double bedroom, with a pair of sash windows overlooking the rear elevation.

The accommodation is completed by the family bathroom/WC, fitted with a panelled bath with shower screen, wall-mounted shower and handheld attachment, WC and pedestal wash handbasin. Porcelanosa wood-effect tiled flooring and tiled walls complete the room.

Exceptional Cellar Storage

A particularly valuable feature of this apartment is the amount of additional storage available at basement level.

Accessed from the communal reception hall, the basement includes a substantial communal reception hall (15'8" x 15'5") (4.78m x 4.70m), shared between the three apartment owners.

The apartment then benefits from two private storage rooms:

Private Storage Room 1: (9'8" x 5'6") (3.01m x 1.72m)

Private Storage Room 2: (15'3" x 14'6") (4.65m x 4.47m)

For an apartment, this level of dedicated ancillary storage is an unusually useful asset, providing space for everything from bicycles and sporting equipment to luggage, wine or household items.

Tandem Double Garage

The property further benefits from a tandem double garage, a significant advantage in this sought-after location.

Garage in Block: (26'5" x 9'7") (8.05m x 2.92m) Situated within the garage block to the rear, the garage has a metal up-and-over door with both light and power connected.



Communal Gardens

The beautifully maintained communal gardens provide an attractive and surprisingly private green setting.

A broad, level lawn extends across the front of numbers 21 and 23 Downleaze and serves the six apartments within the two buildings. Set behind a high hedge, the garden enjoys a pleasing degree of privacy, with deep established borders containing an array of flowering plants and shrubs together with mature wisteria.

More than simply an attractive outlook, the garden has become a sociable space for residents and contributes to the appealing sense of community within the buildings.

To the rear are two further sitting-out areas, offering pleasant spots for a morning coffee or late-afternoon drink.

Downleaze & Sneyd Park

The location is one of the apartment's greatest attractions.

Downleaze is a particularly desirable address within Sneyd Park, characterised by handsome period architecture, mature greenery and exceptional proximity to the open spaces of the Downs.

From the property, the Downs are just a few hundred yards away, placing one of Bristol's finest expanses of green open space virtually on the doorstep. Café Retreat is approximately 500 metres away, providing a popular destination for a weekend coffee.

The result is a rare combination: the elegance and proportions of a substantial Victorian property, the convenience of apartment living and an enviable setting in one of Bristol's most established residential areas.

With circa 985 sq.ft. of accommodation, 2 excellent double bedrooms, a superb south-facing sitting room, spacious kitchen/breakfast room, extensive private cellar storage, tandem double garage and communal gardens, this is an unusually complete apartment in a prime Sneyd Park location.

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 1973. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £198 pcm. This information should be checked by your legal adviser.

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

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		81 B
69-80	C	70 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.



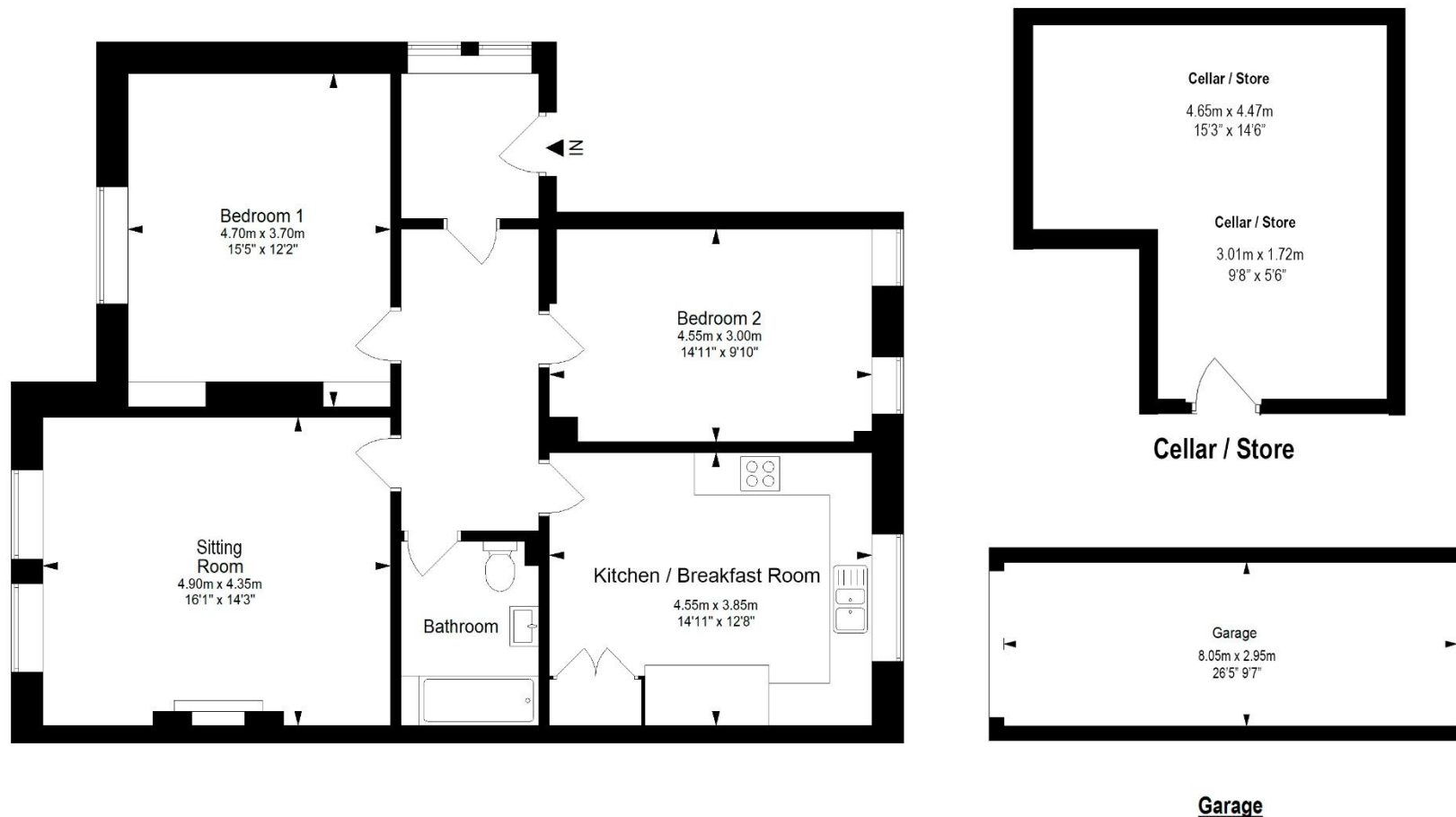




First Floor Apartment, Downlease, Sneyd Park, Bristol, BS9 1LU

Total Approximate Gross Internal Area = 91.5 sq m/ 984.9 sq ft

(Excludes Garage and Cellar / Store)



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