



Top Floor Flat, Flat 7, Downsview Court, Downside Road
Guide Price £395,000

RICHARD
HARDING

Top Floor Flat, Flat 7, Downsvie Court, Downside Road Clifton, Bristol, BS8 2XE

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A modern 2 double bedroom top floor apartment set within a sought after purpose built development on the doorstep of the Downs and with views of Clifton. Further benefits include a covered balcony, communal gardens and single garage.

Key Features

- Downsvie Court is a much desired development which has many benefits of a more modern property, in an area of predominantly period buildings.
- There is a good sized sitting/dining room measuring at 16'4" x 14'1" which connects to a modern kitchen and has sliding doors onto a south-west facing covered balcony.
- Popular and convenient location between Whiteladies and Pembroke Road, offering easy access to Clifton Village, Durdham Downs and the city centre/harbourside.
- **Accommodation:** entrance hallway, sitting/dining room, kitchen, two double bedrooms & bathroom/wc.
- **Outside:** communal gardens, single garage and residents parking within the Clifton East residents parking scheme.

ACCOMMODATION

APPROACH: via Downside Road, where the development can be found on the left hand side and through the communal entrance, stairs rise to top floor where there is an entrance vestibule prior to the flat door.

ENTRANCE HALLWAY: welcoming space with telecom entry control system, ceiling light points, and useful cloakroom cupboard. Doors opening to both bedrooms, bathroom and sitting/dining room.

SITTING/DINING ROOM: (16'4" x 14'1") (4.98m x 4.28m) enjoying a sunny south-westerly aspect with elevated views across the Downs. Upvc double glazed sliding glass door which opens onto a covered balcony, both having the aforementioned views. Radiator, coved ceilings, ceiling light point, two wall light points and door opening to the kitchen.

KITCHEN: (9'6" x 6'7") (2.90m x 2.00m) comprehensively fitted with an array of modern wall and base units with roll edged worktop and splashback tiling, upvc double glazed sash window to rear elevation, stainless steel sink and drainer unit with swan neck mixer tap over. Integrated 4-ring gas hob with oven below and extractor hood over. Integrated dishwasher, freestanding tall fridge/freezer and washing machine. Wall mounted gas fired combination boiler in one of the cupboards.

BEDROOM 1: (16'8" x 13'4") (5.07m x 4.06m) upvc double glazed sash window looking toward the Downs, radiator and ceiling light point.

BEDROOM 2: (16'4" x 10'5") (4.98m x 3.17m) double glazed sash window with elevated and attractive views over the city towards Dundry Hill, with Cabot Tower, Clifton Cathedral and Christchurch all within sight. Wall to wall built in wardrobes, radiator and ceiling light point.





BATHROOM/WC: modern white suite comprising panelled bath with mains fed shower unit over, low level dual flush wc, wash hand basin with mixer tap, part tiled walls, heated radiator/towel radiator, extractor fan, ceiling light point and useful wall mounted cupboard with heated mirror and lighting.

OUTSIDE

GARAGE: (16'5" x 10'4") (5.00m x 3.16m) up and over metal door and light.

COMMUNAL GARDENS: these are well maintained communal gardens.

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, with an annual ground rent of £20 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £172.01. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.

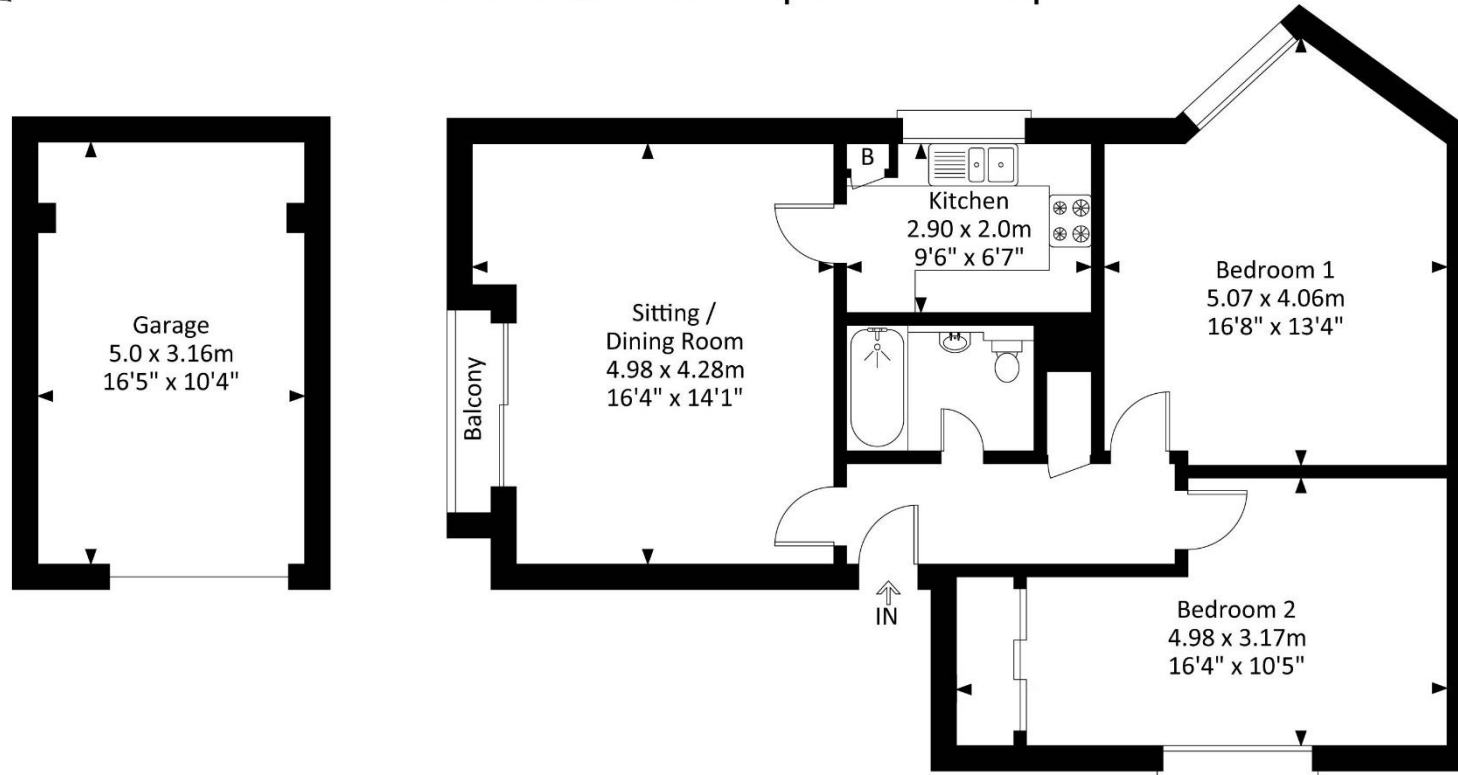
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Approximate Gross Internal Area = 70.19 sq m / 755.51 sq ft

(Excluding Balcony)

Garage Area = 15.80 sq m / 170.06 sq ft

Total Area = 85.99 sq m / 925.57 sq ft



Third Floor

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