



Approximate Area = 698 sq ft / 64.8 sq m  
 Limited Use Area(s) = 163 sq ft / 15.1 sq m  
 Total = 861 sq ft / 79.9 sq m  
 For identification only - Not to scale

**Cleve Wood Road, Bristol, BS16**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**Flat 8, Cleve Wood House Cleve Wood Road, Downend, Bristol, BS16 2ST**

**£300,000**





Council Tax Band: C | Property Tenure: Leasehold

**NO CHAIN!** Welcome to Cleevewood House, a recently refurbished two-bedroom maisonette nestled within a stunning Grade II listed Manor House on Cleeve Wood Road in Downend, Bristol. This charming apartment offers a perfect blend of modern living and historical elegance, making it an ideal home for those seeking comfort and style. As you enter, you are greeted by an impressive and spacious lounge/diner, featuring a delightful bay window offering views to front and a stunning oak staircase. The modern kitchen is equipped with integrated appliances, ensuring that cooking is a pleasure in this well-designed area. The property boasts two generously sized double bedrooms providing ample space for rest and relaxation. The beautifully appointed bathroom boasts a bath and shower cubicle. Outside, residents can enjoy the mature communal grounds, which offer a serene environment for leisurely strolls or simply unwinding in nature. Additionally, the property includes parking in the communal carpark and a garage. With river walks and local amenities close by, Cleevewood House is perfectly situated for both tranquillity and accessibility. This delightful apartment is a rare find and presents an excellent opportunity for anyone looking to embrace a sophisticated lifestyle in a picturesque setting. Don't miss your chance to make this exquisite property your new home.



**Lounge/Diner**

24'9 into bay x 16'6 max (7.54m into bay x 5.03m max)

Sash bay windows to front, sprinkler system, radiator, entry phone system, under stairs storage cupboard, oak stairs to first floor landing, loft access (housing sprinkler system unit), front door to communal hall, shelves, ceiling rose, ceiling coving.

**Kitchen**

9'11 x 5'11 (3.02m x 1.80m)

Sash window to front, sprinkler system, wall unit gas combination boiler, wall and base units with worktops over, tiled splashbacks, sink and drainer, doorway to lounge/diner, electric hob and oven, cooker hood, integrated dishwasher, integrated washer/dryer, vinyl flooring, integrated fridge/freezer, wine rack, shelves, radiator.

**Bedroom Two**

14'1 x 9'9 (4.29m x 2.97m)

Two sash windows to front and two sash windows to side, ceiling rose and coving, sprinkler system, radiator.

**Bathroom**

10'5 x 5'2 (3.18m x 1.57m)

Extractor fan, spotlights, W.C, vanity wash hand basin, enclosed bath, vinyl flooring, heated towel rail, mirror with light, shower cubicle, part tiled walls.

**Bedroom One**

20'10 x 13'9 (6.35m x 4.19m)

Three skylight windows (one window is a fire escape to the roof), sprinkler system, spotlights, radiator, eaves storage, storage cupboard, base cupboard housing fuse board, feature beams.

**Garage**

Single garage with up and over door, located to rear of the building. Second garage in from the right when looking at the block of garages.

**Communal Parking**

Communal parking for use of the residents.

**Communal Areas**

Residents have use of the communal mature grounds, bin store, washing lines and cellar for storage.

**Agent Note**

The vendor has advised the lease length remaining is 958 years. There is no ground rent paid. The service charge is £1,650 per year and this includes a £150 contingency fund. The service charge is reviewed yearly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

