



Top Floor Flat, Flat 4, 12 Downleaze
Offers Over £475,000

RICHARD
HARDING

Top Floor Flat, Flat 4, 12 Downleaze

Stoke Bishop, Bristol, BS9 1NA

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With stunning views over The Downs, a 2 double bedroom top floor apartment offering bright and generous accommodation of circa 1200 sq. ft., including large sitting room, separate kitchen/dining room and off-street carport parking space. Offered to the market with no onward chain.

Key Features

- Enjoying one of Bristol's finest locations on the very doorstep of The Downs, just a short distance to the local shops of Whiteladies Road and North View/Henleaze Road.
- **Accommodation:** entrance hallway, kitchen/dining room, sitting room, bedroom 1 with en-suite, bedroom 2 with walk-in wardrobe, and bathroom
- **Outside:** allocated carport parking space.
- A wonderful light and airy apartment with no onward chain.

ACCOMMODATION

APPROACH: from the pavement, proceed up the tarmac driveway, where the communal entrance door can be found on the lefthand side.

COMMUNAL ENTRANCE HALL: proceed to the top of the staircase where the private entrance door can be found immediately in front of you.

ENTRANCE HALLWAY: cornicing, door entry intercom system, dado rail, radiator, moulded skirting boards, ceiling rose with light point. Storage cupboard with slatted shelving. Cupboard with hanging rail and shelving. Doors radiating to:-

SITTING ROOM: (19'5" x 15'9") (5.91m x 4.81m) three windows to front elevation overlooking The Downs. Ceiling rose with light point, cornicing, feature fireplace with marble surround, picture rail, wall light point, radiator, moulded skirting boards.

KITCHEN/DINING ROOM: (16'9" x 13'0") (5.10m x 3.97m) described separately as follows:-

Kitchen: fitted with a matching range of wall, base and drawer units with worktop over and inset stainless steel sink and mixer tap. Integrated gas hob with extractor fan and oven beneath, fridge/freezer. Appliance space for dishwasher and washing machine. Tiled surrounds, ceiling light point, cornicing, radiator.

Dining Area: two sash windows to front elevation with stunning outlook over The Downs. Ceiling light point, cornicing, dado rail, moulded skirting boards, tiled flooring. Ample space for dining furniture.

BEDROOM 1: (15'3" x 10'10") (4.64m x 3.30m) two ceiling lights points, two period sash windows to rear elevation, radiator, moulded skirting boards. Door opening to:-

En-suite Bathroom: white suite comprising low level wc, pedestal wash handbasin, panelled bath with handheld shower over. Tiled surrounds, ceiling light point, wall light point, extractor fan, radiator, wood-effect flooring, moulded skirting boards. Built-in cupboard housing Worcester combi boiler.





BEDROOM 2: (12'5" x 11'2") (3.78m x 3.39m) a double bedroom with ceiling light point, corning, two period sash windows to rear elevation, large walk-in wardrobe/storage cupboard with ceiling light point, moulded skirting boards.

BATHROOM/WC: white suite comprising low level wc, pedestal wash handbasin, panelled bath with mixer shower over, ceiling light point, tiled surrounds, radiator, wood-effect flooring.

OUTSIDE

PARKING: to the rear of the property and accessed via the driveway to the side of the building, there is carport parking. The space allocated to the flat is as you look at the carport is on the far right hand side.

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 1 January 1983. It is also believed this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. This information should be checked by your legal adviser.

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

PLEASE NOTE:

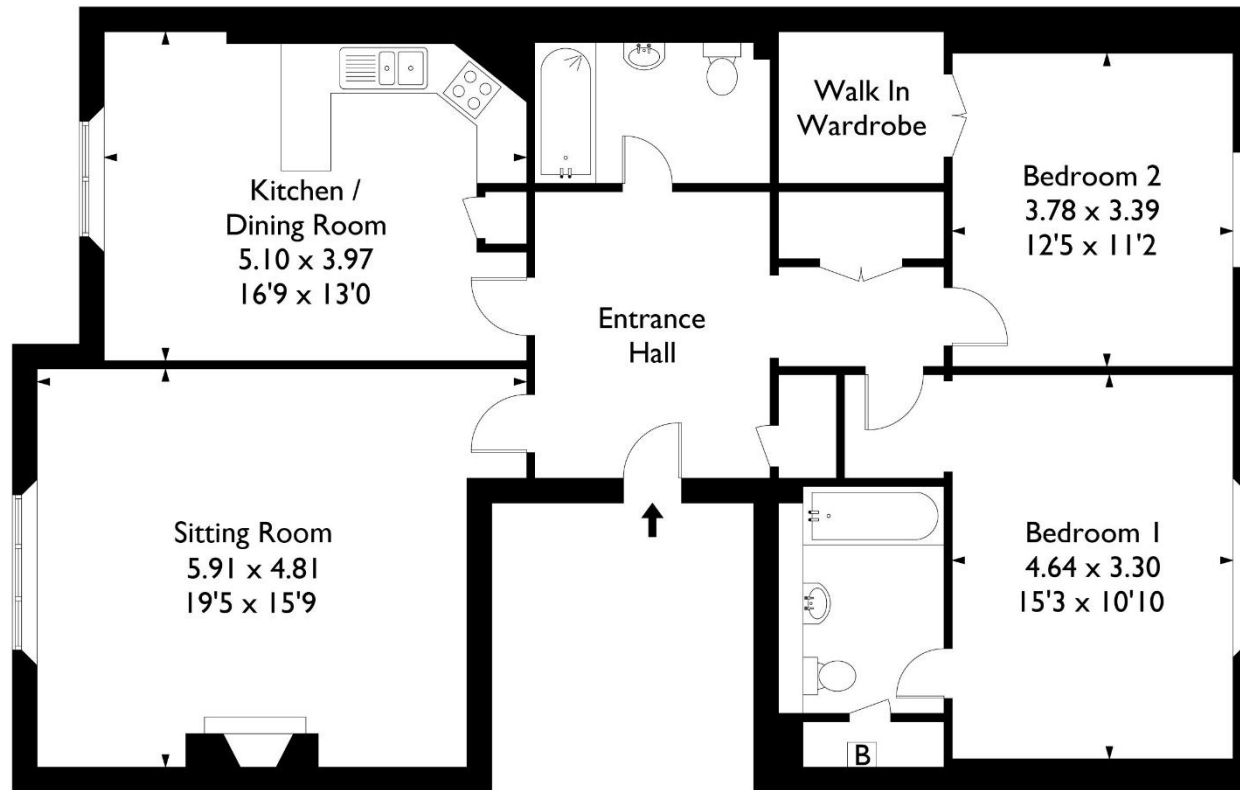
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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 prior to exchange of contracts.

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

Flat 4, Downleaze, Stoke Bishop, Bristol BS9 1NA

Approximate Gross Internal Area = 111.81 sq m / 1203.51 sq ft



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.