





# DOWNEND ROAD

DOWNEND, BRISTOL, BS16 5UF

**OFFERS IN EXCESS OF  
£240,000**

2 1 1 B



**Communal Entrance**

**Hallway**

**Living Room/Kitchen**

20'0 max x 10'7

**Bedroom**

14'2 x 10'4

**Bedroom**

12'1 max x 7'5

**Shower Room**

7'6 x 6'6 max

**External**

**Communal Gardens**

**Off Street Parking**



## NO ONWARD CHAIN

Perfectly positioned just a stone's throw from the vibrant heart of Downend, this stylish first-floor, purpose-built apartment offers contemporary living in a highly convenient setting.

Accessed via a central hallway the accommodation is thoughtfully arranged, with the hub of the home being an impressive open-plan living space. The lounge area is enhanced by a square bay window, drawing in an abundance of natural light and creating an inviting place to relax or entertain. The kitchen area is beautifully appointed with a range of wall and base units finished with sleek, white handleless high-gloss doors, complemented by contrasting worktops for a clean, modern aesthetic. Integrated appliances include a fridge/freezer, gas hob with extractor, slimline dishwasher and washing machine, while a breakfast bar provides a practical and sociable dining option.

There are two bedrooms, the principal being a well-proportioned double, both offering comfortable and versatile space. The contemporary shower room is fitted with a modern three-piece suite including a mains-fed walk-in shower, wash hand basin and WC, further complemented by a mirrored vanity unit providing useful storage.

Additional benefits include gas central heating, allocated parking for one vehicle, a secure bike store and access to a communal garden laid to South Cerney gravel.

Downend is a thriving and well-connected suburb, popular for its excellent range of independent shops, cafés and restaurants, alongside well-regarded schools and green open spaces. With easy access to Bristol city centre and major transport links, it remains a firm favourite for those seeking both convenience and community.

