



16 Southdowns, The Avenue

Guide Price £465,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3GE

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Fabulous 3 bedroom purpose-built apartment situated within a highly regarded apartment block in an attractive leafy setting, close to the Downs, further benefiting from off-road parking and communal gardens.

Key Features

- Offered with no onward chain.
- Situated on The Avenue, a leafy tree-lined road in Clifton, just off the Downs and within easy reach of Whiteladies Road with its excellent shops, cafes, bus connections, and weekly farmers' market. Clifton Village is also within easy reach, as is Clifton Down railway station and the Everyman Cinema.
- Spacious and well-arranged accommodation including a central entrance hallway, good-sized sitting room with dual aspect windows, separate kitchen, 3 bedrooms (one with en suite) and a separate shower room/wc.
- A well-arranged purpose-built apartment situated in an enviable location, perfect for those seeking to downsize.

ACCOMMODATION

APPROACH: approached via a communal front door with lift and stair access to the third floor, where the private entrance to Apartment 16 can be found.

ENTRANCE HALLWAY: a welcoming and spacious entrance hallway with useful recessed storage cupboards. Doors leading to the sitting room, kitchen, bedroom 1, bedroom 2 and bedroom 3/reception 2, together with an airing cupboard and shower room/wc.

SITTING ROOM: (17'4" x 10'11") (5.27m x 3.33m) a light and airy sitting room with dual aspect windows to the rear and side elevations, enjoying rooftop views over Clifton. Features include ceiling coving, dado rail and a radiator.

KITCHEN: (8'9" x 7'11") (2.67m x 2.41m) modern fitted kitchen comprising a range of base and wall-mounted cupboards and drawers with roll-edged work surfaces and inset 1 ½ bowl sink unit. Eye-level electric double oven, 4 ring gas hob with extractor hood over.

BEDROOM 1: (11'3" x 10'6") (3.42m x 3.20m) double bedroom with window to the side elevation and a radiator. Door leading to:

En-Suite Shower Room/WC: white suite comprising shower enclosure, low-level wc, pedestal wash hand basin and part-tiled walls.

BEDROOM 2: (10'3" x 8'5") (3.11m x 2.56m) a smaller double bedroom with double glazed window to the side elevation.

BEDROOM 3/RECEPTION 2: (10'1" x 10'0") (3.07m x 3.04m) currently arranged as a dining room but equally suited for use as a third bedroom, depending on individual requirements. Double glazed window to the rear elevation, dado rail, ceiling coving and a radiator.

SHOWER ROOM/WC: modern shower room comprising walk-in shower enclosure, low-level wc, pedestal wash hand basin, part-tiled walls and an extractor fan.





OUTSIDE

PARKING: the property benefits from a demised off-road parking space in the outside car park, which is secured by an electric gate.

COMMUNAL GARDEN: residents also enjoy the use of 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 868 year lease from 1 May 1994. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,996.10 p.a. This information should be checked by your legal adviser.

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

PLEASE NOTE:

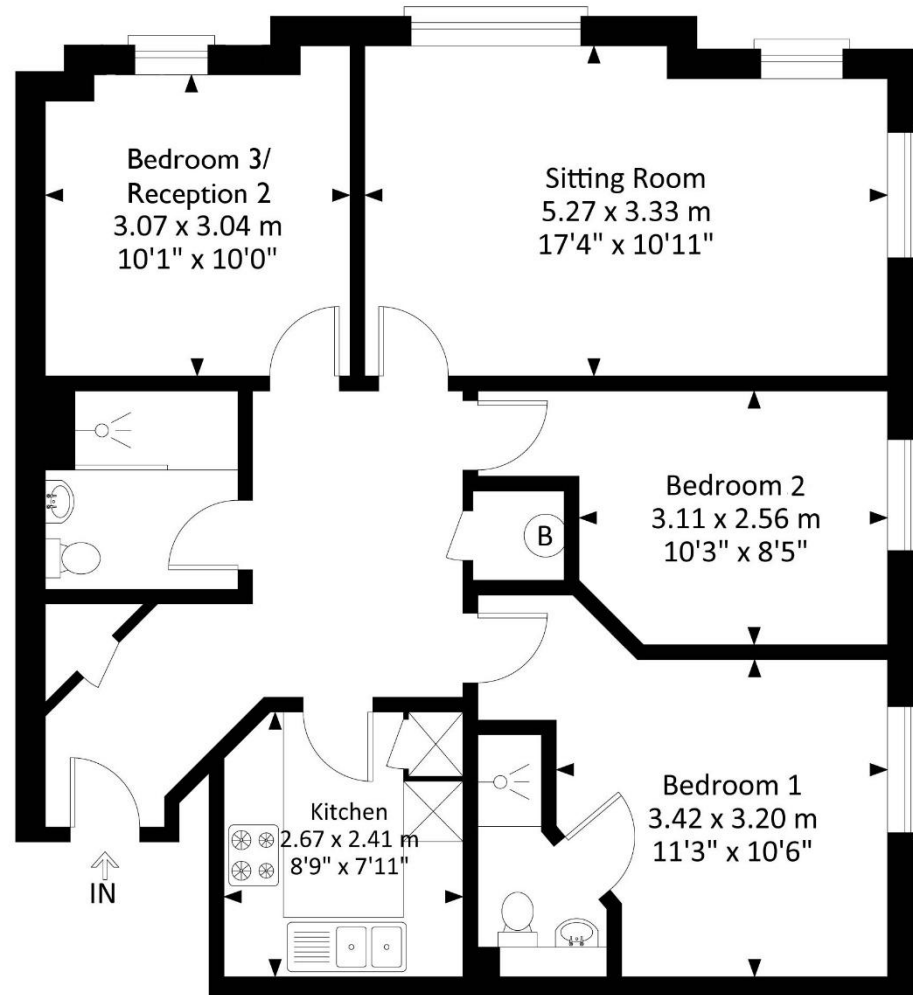
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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	83 B	83 B
69-80	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 16, Southdowns, The Avenue, Clifton, Bristol, BS8 3GE

Approximate Gross Internal Area = 74.78 sq m / 804.92 sq ft



Third Floor

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