



Top Floor Flat, Flat 4, 10 Downfield Road
Guide Price, £450,000

RICHARD
HARDING

Top Floor Flat, Flat 4, 10 Downfield Road

Clifton, Bristol, BS8 2TH

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Set in an impressive detached Victorian period building close to Whiteladies Road – a spacious 3 double bedroom top floor apartment which benefits from its own private entrance and a single garage.

Key Features

- Positioned between Durdham Downs and Whiteladies Road, offering refined and civilised city living in a highly prized location with easy access to Clifton Village with its plethora of renowned coffee shops, bars, restaurants and the city centre.
- **Accommodation:** entrance hall, sitting room, kitchen, bedroom 1, bedroom 2, bedroom 3, shower room and wc.
- Off-street parking via a private single garage.
- Over 1,100 sq. ft.
- Buyer will own a share of the freehold.

ACCOMMODATION

APPROACH: staircase leads up the side of the building to the private entrance of the top floor apartment.

ENTRANCE VESTIBULE: partially glazed door, stairs leading to:-

CENTRAL HALL: radiating to all rooms. Two ceiling light points, radiator and Velux window.

SITTING ROOM: (15'7" x 14'9") (4.75m x 4.50m) double glazed window to side elevation, three wall light points and two radiators.

KITCHEN: (10'6" x 7'5") (3.21m x 2.25m) fitted with an array of wall and base units with work surface over, tiled splashback, stainless steel sink and drainer unit with mixer tap over. Under counter dishwasher and washing machine, double glazed window to rear elevation, 5 ring gas hob with electric oven and cooker hood over and fridge/freezer.

BEDROOM 1: (15'0" x 15'0") (4.57m x 4.57m) double glazed window to side elevation, built in wardrobes, central ceiling light point and two radiators.

BEDROOM 2: (15'2" x 12'2") (4.61m x 3.70m) double glazed window to side elevation, built-in wardrobes, central ceiling light point and a radiator.

BEDROOM 3: (15'6" x 8'2") (4.74m x 2.79m) a double bedroom currently used as study/home office. Double glazed window to side elevation, central ceiling light point and a radiator.

SHOWER ROOM: double glazed window to rear elevation, tiled walls, walk-in mains fed shower, wall mounted spotlights and pedestal wash handbasin.

SEPARATE WC: low level wc, pedestal wash handbasin, wall light point, skylight window.





OUTSIDE

PARKING/GARAGE: (19'0 x 8'2") (5.8m x 2.5m) the property benefits from a single garage with a remote controlled electric up and over door, power supply and socket, which could be used as an off-street parking space and doubles as storage.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: Vendor plans to leave dishwasher, washing machine, fridge/freezer, cooker, carpets. Curtains, bathroom wall cabinet and light shades. Any other items are not included but may be available by separate arrangement.

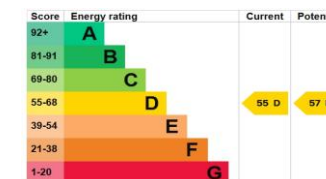
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1973. We understand that this apartment will own a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that all maintenance costs are shared equally between the four properties in the building as and when they occur. This information should be checked by your legal adviser.

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

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:** While it is not possible to rent out this property as it must be owner occupied 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 to ensure you are fully aware of the exact position prior to exchange of contracts.

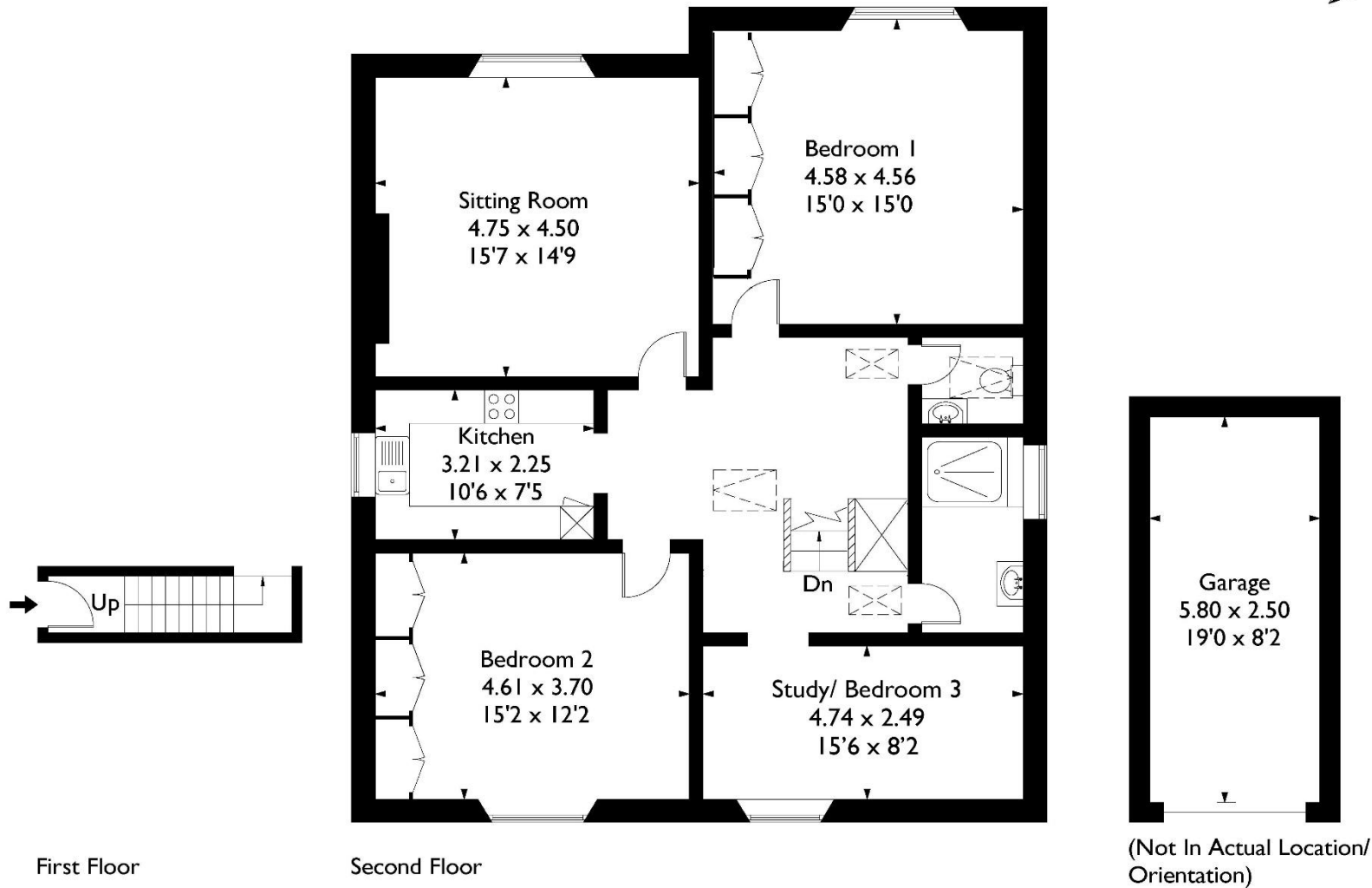
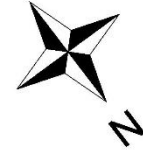


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 109.72 sq m / 1181.01 sq ft

Garage Area = 14.50 sq m / 156.07 sq ft



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.