



Stoke Bishop | Guide Price £650,000

leese & nagle 

# Garden Flat

6 Downleaze, Stoke Bishop, BS9 1NB

- Victorian Character Conversion
- Hugh circa.1400 Square Foot
- 2 Double Bedrooms (Both with En-Suite)
- Front and Rear Gardens
- Beautifully Presented
- Designated Parking Space

An exceptional 2 double bedroom garden flat, positioned opposite Durdham Downs. The property is set over a whole floor within a beautiful Victorian building that we understand has been well-maintained.

The apartment is ready to move into immediately and offers significant living space, large bedrooms with both with en suite bathrooms, a tied front courtyard, good size lawned rear garden and an allocated parking space to the rear.

The property is entered via the rear, directly behind the building, with a metal gate onto a path and a couple of steps down to a glazed door that opens directly into the large kitchen/breakfast room. The kitchen is beautifully appointed with an extensive range of wall, base, drawer units, black granite worksurfaces, single drainer sink unit, chrome plated mixer tap, granite upstands, integrated Siemens dishwasher, integrated Siemens fridge/freezer, built-in Siemens stainless-steel oven with warming drawer and above a built-in Siemens convector microwave. There is concealed LED lighting under units, numerous LED ceiling downlighters and an attractive wood block floor. To maximise the light filtration, the kitchen is open plan to the central inner dining hallway, which is also open plan to the huge sitting room. This reception room offers fantastic space for entertaining and has coving, display recesses, numerous LED downlighters and into the bay central doors that open onto the front courtyard that gets flooded with daytime sunlight when out. Off the open dining hallway to the front is a large primary bedroom with window overlooking courtyard, coving and there is also a door on the inner wall to an en suite shower room with double width shower enclosure, wash hand basin housed in vanity unit and a WC. Another second large double 2nd bedroom leads off the dining hall to the rear, with window overlooking rear garden, coving, two double wardrobes with sliding mirrored doors and door to a contemporary style en suite, with double width shower enclosure, wash hand basin and WC.





### Outside

The front of the property, it faces the Durdham Downs and this apartment owns the front garden which is arranged over three tiers. They are all laid with brick paving, have several planters on the upper two tiers and has been well particularly tended by the current owner having a variety of attractive shrubs and flowering plants. By the property is a sunken courtyard which is accessed from the sitting room, as mentioned earlier and is ideally for capturing the daytime sun.

To the rear is a good size enclosed garden with a paved sunken patio bordering the house with feature stone wall and then slightly raised is an area laid extensively laid to lawn. To the left far side is an attractive feature stone wall and to the rear and near side is timber fencing. Also, the side there is a metal secure gate with surrounding railings that lead down a couple of steps to the main entrance, being directly into the large kitchen/breakfast room. There are two deep stores set into the back of the house which are exclusively for this flat and one is generally used as a utility. Parking To the rear of the property behind the rear garden is a small parking area for the residents of 6 Downleaze and this flat has a designated space immediately behind the back garden fence.

Properties of this calibre are rare to the market and so recommend a viewing highly to avoid disappointment.

### Important Information

This information should be checked by your legal adviser.

Tenure: It is understood that the property is leasehold for the remainder of a 999-year lease which was formed in January 2001. Therefore, there are circa.977 years left remaining. Service Charge: It is understood that at the time of writing these particulars the monthly service charge is £125. There is an internal management company. There is no ground rent. The Freehold is invested in the Management Company. Council Tax Band E which is £2866 per annum.

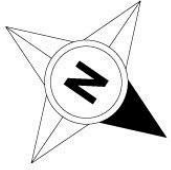


### Directions

From the Black Boy Hill traffic lights heading out of the city, proceed into Stoke Road, pass Ladies Mile to the left and then when you get to the traffic lights turn left into Downleaze. Just a little way along, Number 6 will be found on your right-hand side.

**Energy Performance Certificate**  
Rating C





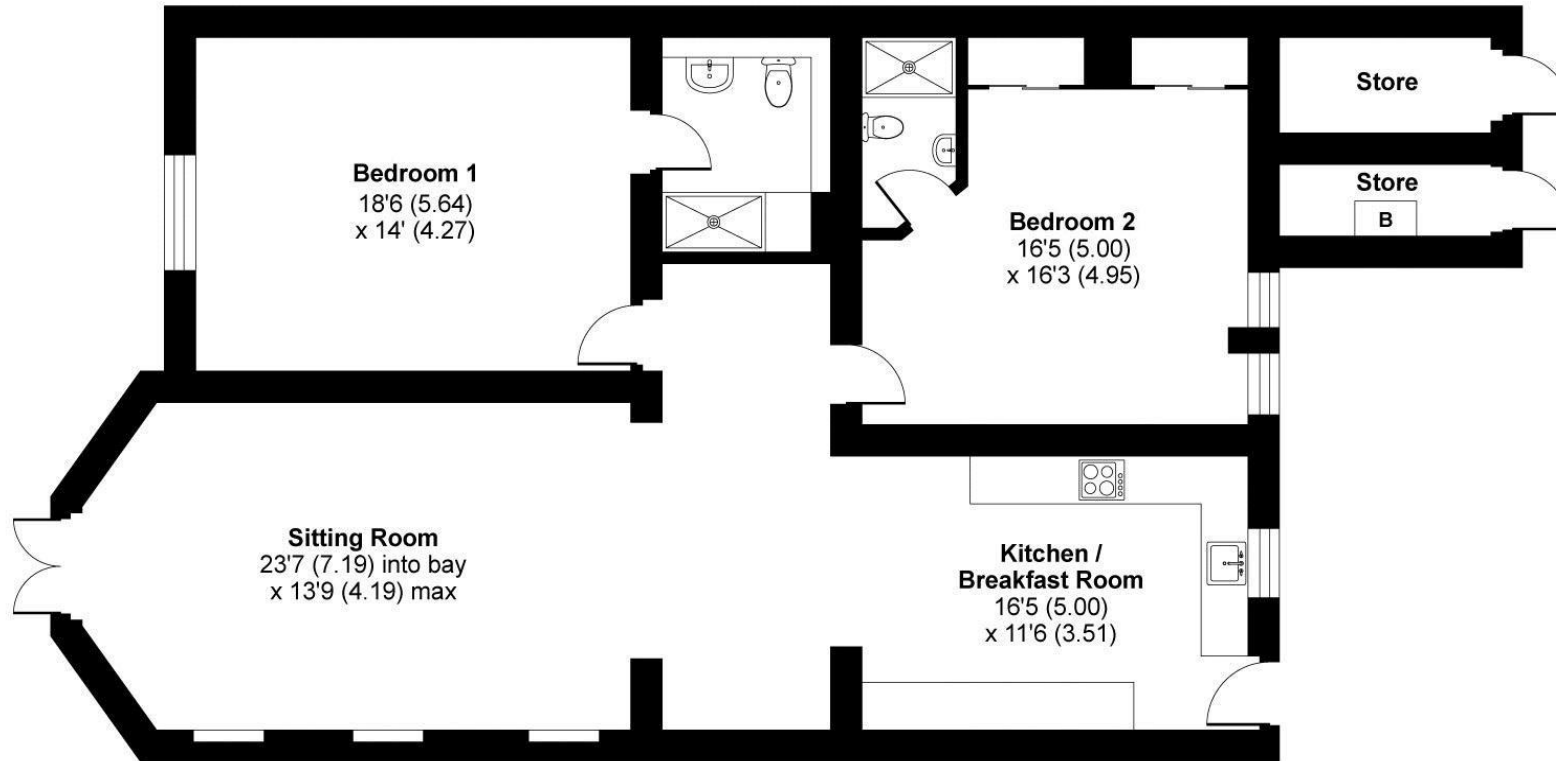
# Basement Flat, Beaufort House, 6 Downleaze, Stoke Bishop, Bristol, BS9

Approximate Area = 1354 sq ft / 125.7 sq m

Stores = 63 sq ft / 5.8 sq m

Total = 1417 sq ft / 131.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Leese & Nagle. REF: 993734



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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