

Flat 8, 9 Downleaze



An immaculately presented top floor duplex with fantastic outlook over the 400 acres of Durdham Downs. There is allocated parking, a roof terrace and lift access.

The Property

This bright and spacious home has 3 double bedrooms, 3 reception rooms and 2 bath/shower rooms arranged over 1,565 sq. ft.

The entrance to Flat 8 is found on the 3rd floor of 9 Downleaze; a substantial Victorian building on the edge of the Downs. The flat can be accessed via the central staircase or the lift which runs alongside.

The entrance hall opens to a large sitting room which boasts of the views across the downs through two large sash windows. The kitchen has a Stoves Dual Fuel cooker, Belfast sink and a wine fridge there is also a window seat to make most of the views. There is a separate utility space adjoining the kitchen, which leads through to the dining room. The first bedroom is found on this floor with built in wardrobe space, large double windows and an ensuite shower room.

The first floor offers additional open reception space with bi-folding doors to the roof terrace. The further 2 double bedrooms are on this floor and there is a family bath/shower room servicing them both. The larger of the bedrooms has plenty of built in and eaves storage and is flooded with natural light with dual aspect from the bifold doors onto the roof terrace and the ceiling-height double Velux windows.









Property information

Tenure: Leasehold

Local Authority: Bristol City Council

Council Tax Band: F

EPC: D

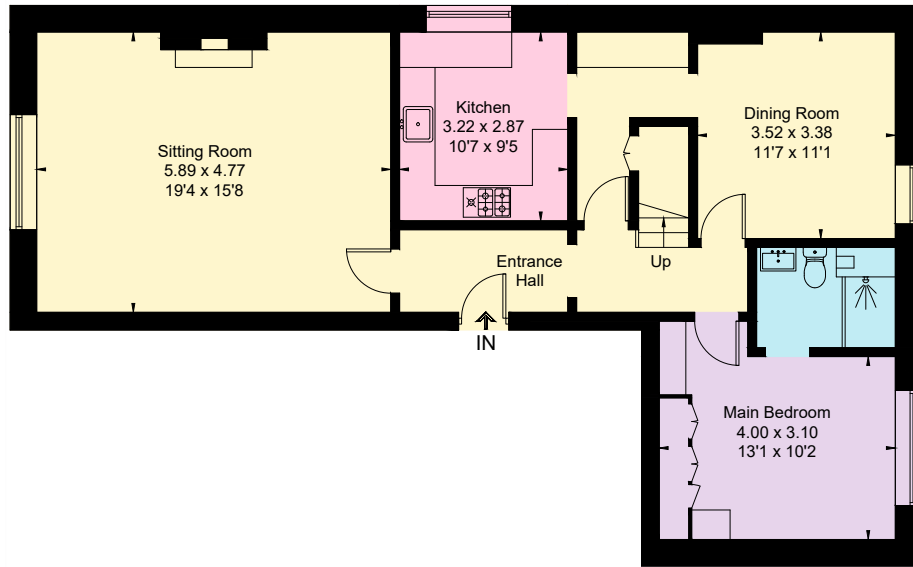
Guide Price: £700,000



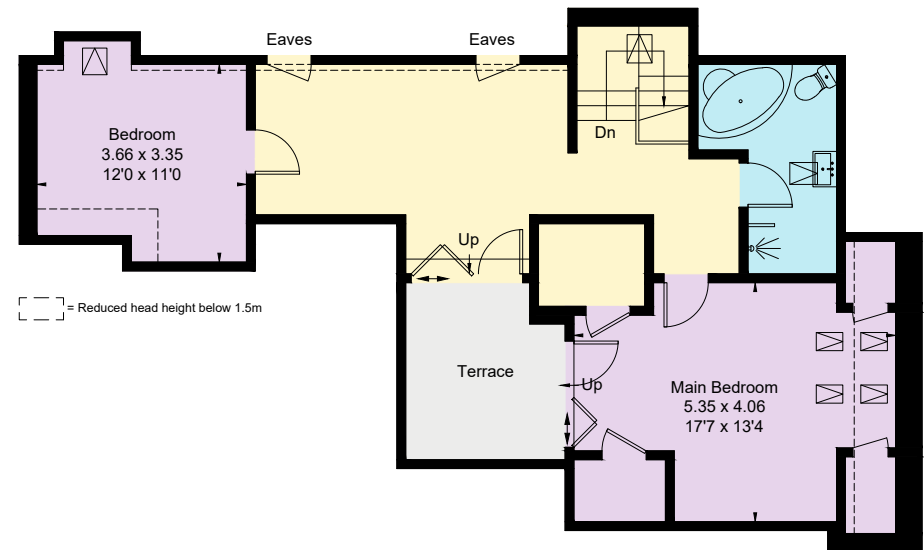
Approximate Gross Internal Floor Area

Total Area = 154.2 sq m / 1,660 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Third Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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