



AWONVIEW  
9 Downleaze

Flat 7, 9 Downleaze, Stoke Bishop

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**A newly renovated, three-bedroom, first floor apartment situated in a highly sought after location with great outlook over The Downs, with allocated parking and lift. Offered with no onward chain.**

### Location

The apartment enjoys a great position overlooking The Downs, with acres of green open space and fresh air, whilst benefiting from convenient access to Clifton, the City Centre and the Harbourside.

### Description

The apartment has been comprehensively renovated throughout by the current owners, with new kitchen, bathrooms and carpets throughout. The 1330 sq.ft of accommodation is arranged around a large hallway, with the front of the property boasting of gorgeous, front line views of The Downs.

The kitchen/diner enjoys the views and has ample storage, gas hob, an extended worktop area with useful breakfast bar and space beyond for a dining table. There is a separate utility room with additional cabinetry, laundry facilities and sink. The large living room (300sq ft) has a gas fire and has kept some of the period features; picture rails, ceiling rose and triple sash windows looking over The Downs.

The principle bedroom is at the rear of the property, with ensuite bathroom and fitted cabinets. There is an additional double bedroom at the rear and another bedroom/ study on the side elevation, with a family bathroom servicing them both.



### Outside

Externally the property benefits from an allocated parking space and is walking distance across to The Downs. The block of flats benefits from an internal lift.

### Property information

**Tenure:** Freehold

**Local Authority:** Bristol City Council

**EPC:** C

**Council Tax Band:** F

**Guide Price:** £620,000.

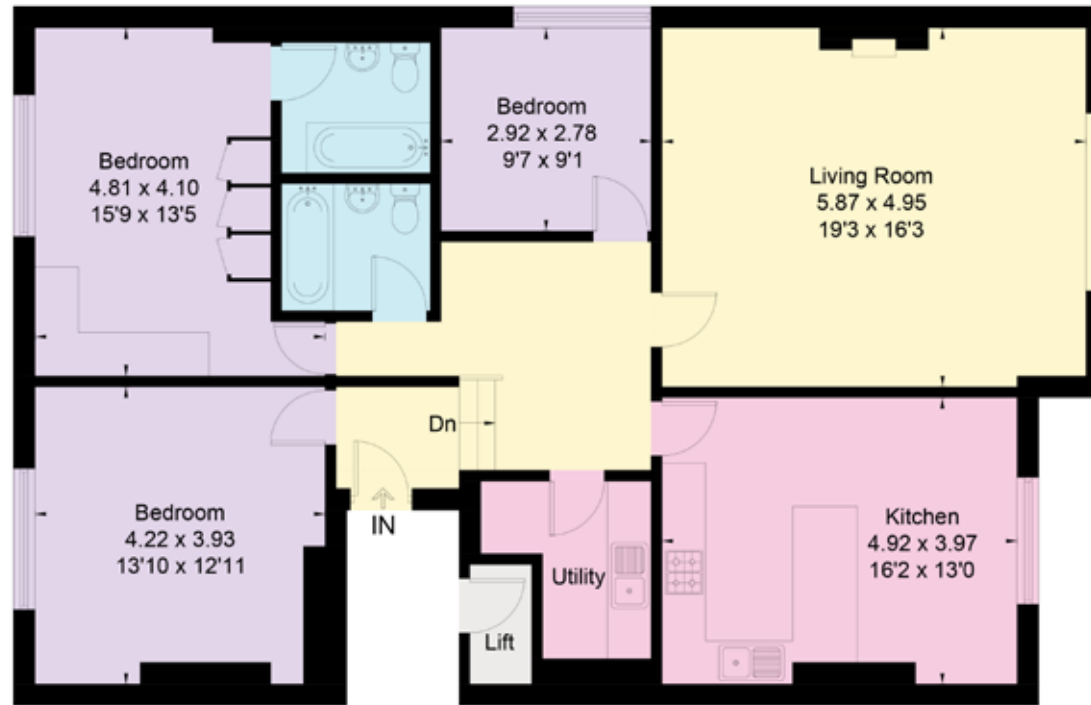


## Approximate Gross Internal Floor Area

Total Area = 119.9 sq m / 1,291 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

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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 November 2024. Photographs and videos dated November 2024.

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