



**26B DOWNLEAZE**

Stoke Bishop, Bristol BS9 1LU

 **RUPERT  
OLIVER**  
property agents

## 26b Downleaze

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26b Downleaze is a beautiful two-bedroom period flat which has been renovated and offers modern open-plan living within striking distance of Durdham Downs.

\* OFFERED WITH NO ONWARD CHAIN \* FULLY RENOVATED TO A HIGH SPECIFICATION THROUGHOUT \* SITUATED A STONE'S THROW FROM DURDHAM DOWNS \* TWO DOUBLE BEDROOMS \* BEAUTIFULLY REFURBISHED BATHROOM \* BRIGHT AND AIRY WITH HIGH CEILINGS \* LATERAL AND MODERN OPEN-PLAN LIVING \* HIGH CEILINGS AND PERIOD DETAILING \* EPC: C

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### Situation

Downleaze is, without doubt, one of the principal residential addresses in Bristol and a leafy residential road lined with period properties, each within striking distance of the circa 440 acres of the public parkland of the Durdham Downs. A short distance across the Downs is an eclectic mix of shops, cafes, restaurants, and bars on Whiteladies Road.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School, and St Ursula's School; with Clifton College, Clifton High School, BGS, and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill, and across The Downs numerous independent retailers, bars, and restaurants in Clifton Village and along Whiteladies Road.

### For Sale Leasehold

26b Downleaze is situated on the first floor of a semi-detached period building. Internally the flat offers over 1000 sq. ft of versatile accommodation which features, two double bedrooms and boasts a generous bright and airy open plan kitchen, dining, and living room.

Accessed via a communal front door, a staircase leads up to the front floor of the flat into a hallway. To the right is a newly renovated and full-depth kitchen/dining and living room which features newly installed engineered oak flooring, large sash windows, and period detailing which includes wonderfully high ceilings.





The kitchen is well-appointed and equipped with a granite 'Indesit' sink/drain, induction hob, electric oven, washing machine, dishwasher, and a fridge freezer, all of which are neatly situated amongst an array of wall-mounted cupboard / draw storage and quartz worktops.

This kitchen area has ample room for a dining table and chairs flow beautifully into the open-plan living room. Like the kitchen, the living room shares the same feeling of space and light and is the perfect space for those who like to entertain.

Across the hallway are two well-proportioned double bedrooms which are both carpeted and feature cast iron feature fireplaces and large sash windows.

Separating the bedroom and the kitchen is a newly refurbished bathroom that has been thoughtfully designed to include marble floor and wall tiles, a bath with an overhead shower, heated towel rail w.c. and a sink.

#### Outside

The property is situated adjacent to the Circa 400 acres of the Durdham Downs which is a beautifully maintained and picturesque public parkland.

On the other side of the Downs is Whiteladies Road and it's its eclectic mix of shops, cafes, restaurants, and bars and access to Whiteladies Road and the city beyond. Permit parking is available via the local authority.

#### Services

Mains water, electricity, gas, and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band E

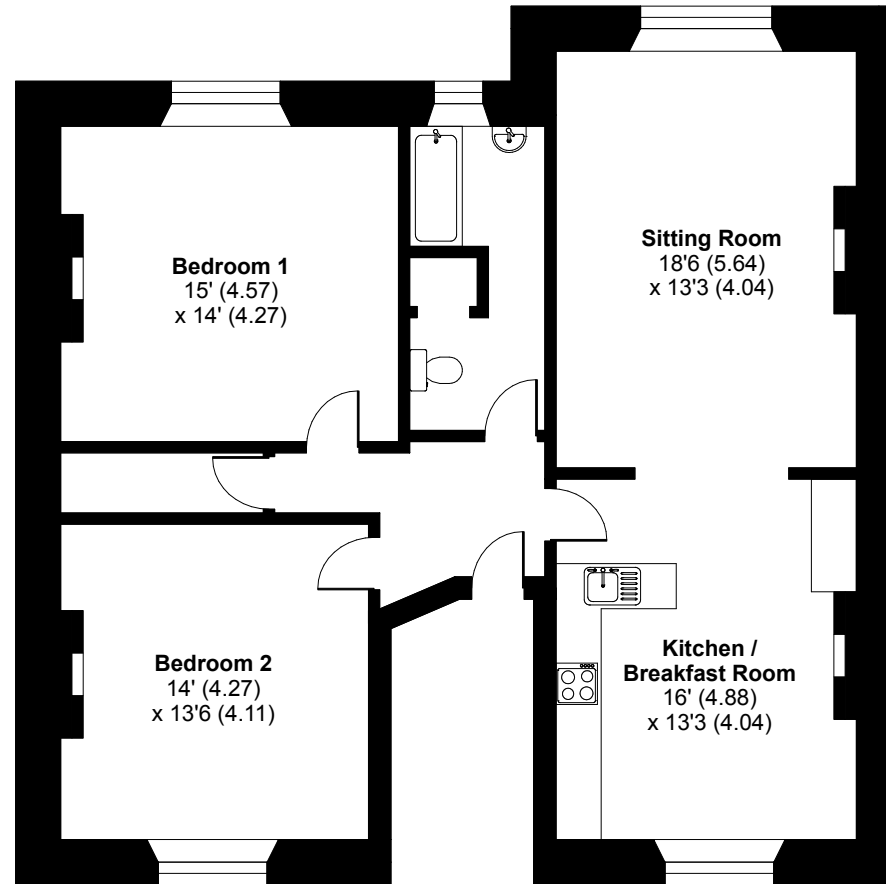
Directions: BS9 1LZ



# Stoke Bishop, Bristol, BS9

Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 937026