



DOWNSVIEW COURT, CLIFTON, BRISTOL, BS8
£375,000 TO BE ADVISED

Winkworth



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A well presented and proportioned 2 double bedroom ground floor purpose built flat with allocated parking space.

A well presented and proportioned 2 double bedroom ground floor purpose built flat with allocated parking space. The flat is situated on the edge of Durdham Downs and is within easy walking distance of Whiteladies Road and Clifton Village. The flat is bright and airy and enjoys easy access to The Downs.

The accommodation comprises entrance hallway with storage cupboard, spacious sitting/dining room with access to outside space, fully fitted kitchen with window, 2 double bedrooms, bathroom, communal lawned gardens, to the rear of the building is an allocated parking space and first come first served parking to the front.

Offered with no onward chain.

TENURE:

It is understood that the property is leasehold for the remainder of a 999 year lease which commenced from 1977.

SERVICE CHARGE:

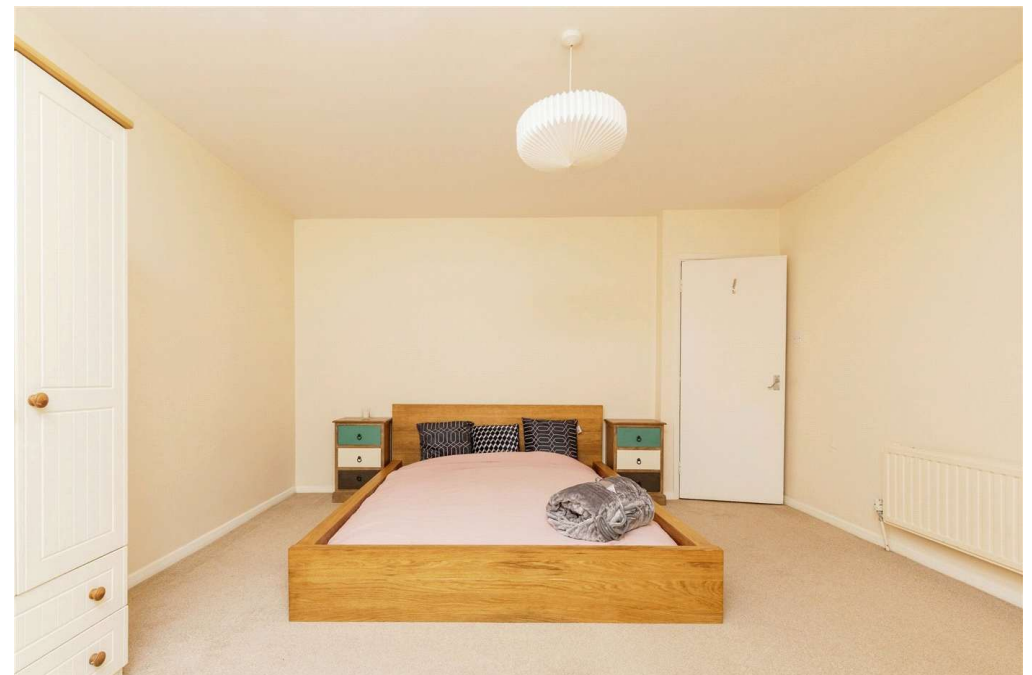
It is understood that at the time of writing these particulars the monthly service charge is £1,900 p.a. Building insurance, garden maintenance and water rates are included in this fee. Council Tax Band "C"

There is an annual ground rent of £20 p.a.

Downsview Court (Bristol) Management Company Ltd manage the property and own the freehold.

This information should be checked by your legal adviser.







Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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