



**Downend Road, Fishponds, Bristol, BS16**  
 Approximate Area = 374 sq ft / 34.7 sq m  
 For identification only - Not to scale

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

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**Like what you see?**

**Get in touch to arrange a viewing!**

**Blue Sky**  
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**28A Downend Road, Fishponds, Bristol, BS16 5AW**  
**Offers In Excess Of £180,000**



Council Tax Band: A | Property Tenure: Leasehold - Share of Freehold

**NO CHAIN!** Nestled on Downend Road in the vibrant area of Fishponds, Bristol, this charming ground floor one-bedroom apartment offers a delightful living experience. With no chain involved, this property presents an excellent opportunity for first-time buyers or those looking to downsize. Upon entering, you will find a welcoming open plan lounge, diner and new kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The well-designed layout ensures that the living space is both functional and comfortable. The bedroom is a tranquil retreat, providing a peaceful haven for rest, while the modern shower room adds convenience to your daily routine. One of the standout features of this apartment is its private access and your very own rear garden with a large patio area. This outdoor space is ideal for enjoying a morning coffee or hosting friends during the warmer months. The location is particularly appealing, as it is within walking distance to the amenities of Fishponds and the picturesque Snuff Mills is close by. In summary, this one-bedroom apartment on Downend Road is a fantastic opportunity for those seeking a comfortable and convenient home in Bristol. With its private garden, open plan living space, and proximity to local amenities, it is sure to attract interest from a range of buyers. Don't miss your chance to view this delightful property.



**Entrance Hall**

10'10 x 3'2 (3.30m x 0.97m)  
Double glazed door to side, radiator, wall unit housing fuse board, loft access (with ladder, light and part boarded).

**Kitchen/Lounge/Diner**

24'1 max x 10' max (7.34m max x 3.05m max)  
L-shape room, spot lights, wall and base units with work tops over, splash backs, sink and drainer, gas hob, electric oven and cooker hood, space for washing machine, space for fridge, tiled effect flooring to kitchen area, lounge/dining area has wood effect flooring, glass roof to lounge/diner, two radiators, double glazed window to rear, double glazed French door to rear.

**Shower Room**

9'10 x 4' (3.00m x 1.22m)  
Wall mounted gas combination boiler, W.C, extractor fan, part

tiled walls, spot lights, wash hand basin, heated towel rail, bathroom mirror, wall unit, walk in shower.

**Bedroom**

12'1 x 7'1 (3.68m x 2.16m)  
Double glazed window to rear, radiator, shelf and hanging rail.

**Rear Garden**

Gated side access to shared pathway leading to front, bin store, gravel area, steps to lawn area from patio area, shed.

**Front**

Shared path to front door and side gate to garden.

**Agents Note**

The vendor has advised there are 983 years remaining on the lease (999 years from 2010). There are no service charges and no ground rent charges. The property is being sold with a share of the freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

