Blue Sky
SALES • LETTINGS • MANAGEMENT

Flat 2, 1 Downend Road, Kingswood, Bristol, BS15 1RT

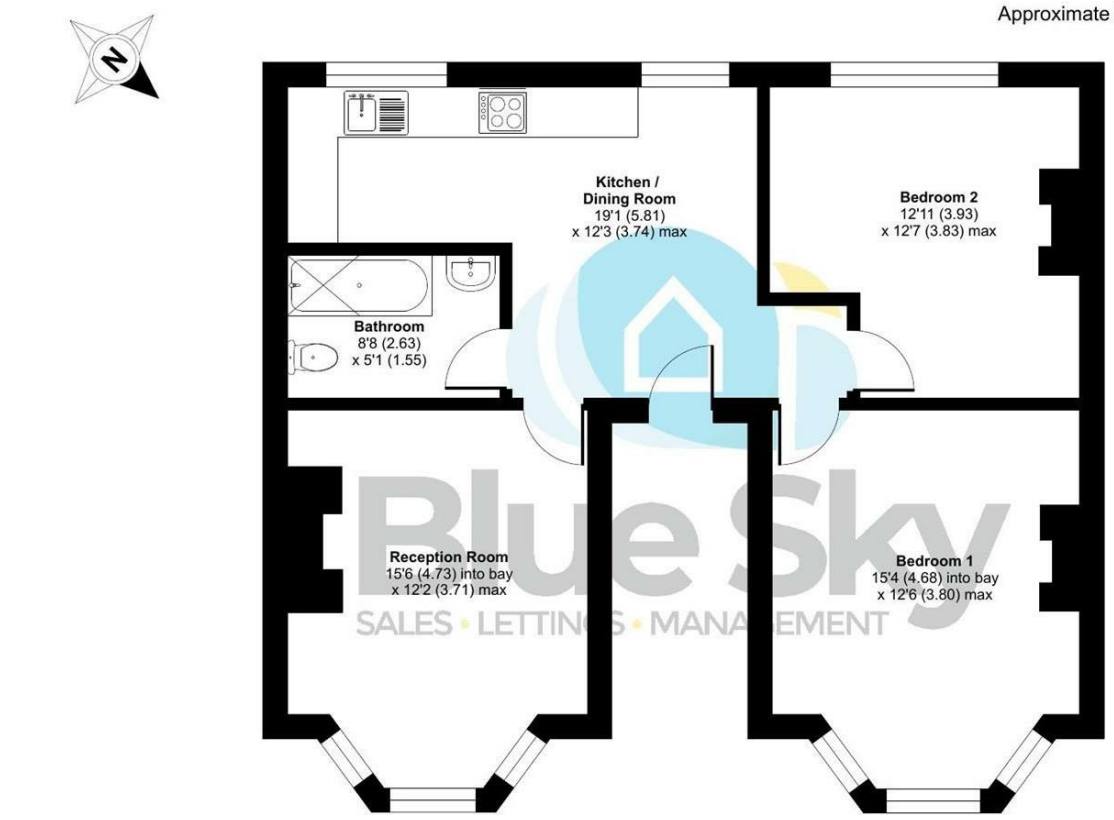
Offers In Excess Of £190,000



Downend Road, Kingswood, Bristol, BS15

Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1501749

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Like what you see?

Get in touch to arrange a viewing;

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28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

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/drained 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.



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Council Tax Band: A | Property Tenure: Leasehold

Character meets contemporary! Offered with No ONWARD CHAIN! Excellent proximity to High Street! Two Bedroom Apartment! This fabulous apartment offers character living with contemporary styling! This property really is a perfect choice for those looking for a home within excellent proximity to local shopping centres, high street shops and leisure facilities. There are good commuter and transport links as well as green spaces and parks to enjoy. Being offered with no onward chain has got to be a further bonus. With open plan living, incorporating a kitchen, dining and lounge area, this property provides areas in which to relax and for day to day living. Two generous bedrooms and a bathroom complete the charming internal space.





Communal Hall
Double glazed front door to front, leading into communal hallway, fuse box, stairs to the first floor and front door to apartment.

Lounge
15'6" into bay x 12'2" max (4.72m into bay x 3.71m max)
Double glazed bay window, radiator.

Kitchen/Diner
19'1" x 12'3" max (5.82m x 3.73m max)
Double glazed window, wall and base units, worktops, stainless steel sink with drainer, gas hob, electric oven, gas boiler, tiles splashbacks, space for washing machine, space for dishwasher, radiator, doors leading to bathroom and reception

Bedroom One
15'4" into bay x 12'6" max (4.67m into bay x 3.81m max)
Double glazed bay window, radiator.

Bedroon Two
12'11" x 12'7" max (3.94m x 3.84m max)
Double glazed window, radiator.

Bathroom
8'8" x 5'1" (2.64m x 1.55m)
Wash hand basin, W.C, bath with rainfall shower over, further hand spray, part tiled walls, extractor fan.

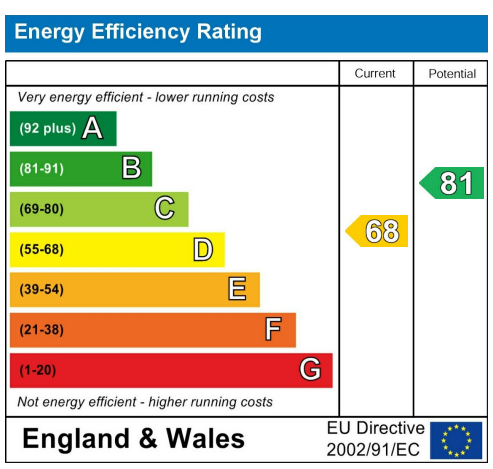
Garage
Located to the rear of the property, accessed via a lane to the side of the property.

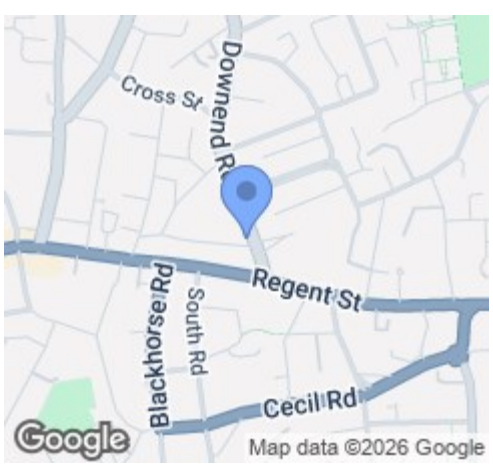
Agent Note
The vendor has advised the lease length remaining is 999 years from new with approx 990 years remaining. There is no ground rent paid. There is no service charge. The residents collectively manage repairs and maintenance as and when required.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer









The Property Ombudsman

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