



A first floor, lift-accessible, flat, that offers a bigger living room and a larger bedroom than most one-bedroom flats of this kind (ie those that are designed specifically for the over 55's), plus a separate kitchen (keeps the cooking smells at bay) and tremendous southerly views over the attractive walled garden and, in the wintertime when the leaves have fallen, the Downs beyond. Part of a grand converted house that was once the home of the Chancellor of Bristol University, the building includes a laundry and a residents' lounge, and the flat has an allocated gated parking space.

Council Tax Band: Band C (£2412.17 per annum 2026/27). (Bristol City Council)
Tenure: Leasehold (61 years)
Service Charge: £506.22 per month (reviewed every 1 years)
Parking options: Off Street
Garden details: Communal Garden
Electricity supply: Mains
Heating: Electric, Night Storage
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access

FIRST FLOOR:

Hall

Front door from communal landing; built-in airing cupboard housing hot water tank and slatted shelf; two built-in storage cupboards; 24-hour emergency call system panel; electric night storage heater.

Living Room

w: 16' x l: 20' 10" (w: 4.88m x l: 6.35m)
2 windows to rear, overlooking communal garden and Downs; ingenious fitted storage cabinet incorporating foldaway double bed; modern marble-effect fireplace, with light oak mantel and fitted electric fire; alcove with lighting; wall lights and downlighters; electric night storage heater.

Kitchen

w: 5' 10" x l: 7' 9" (w: 1.78m x l: 2.36m)
Range of shaker-style fitted base and wall units (including shelves and drawers) in cream, with steel handles, rolled-edge blue granite-effect worktops and tiled splashbacks; inset cream bowl with drainer and mixer tap; built-in Neff 2-ring electric hob with extractor fan/light above; built-in Neff electric oven; built-in Neff fridge/freezer; plumbing for slimline dishwasher; fitted shelves; downlighters.

Bedroom

w: 13' 7" x l: 17' 11" (w: 4.14m x l: 5.46m)
large window to rear with southerly outlook over communal garden and Downs; extensive range of fitted wardrobes; downlighters; electric radiator.

Shower Room

w: 4' 11" x l: 7' 3" (w: 1.5m x l: 2.21m)
Fully tiled walls; walk-in shower area with glazed screen and Gainsborough Stanza shower; pedestal wash basin and w.c. in white; downlighters; mirrored cabinet; heated towel rail.

COMMUNAL:

The development includes a residents' lounge (with tea/coffee-making facilities), a laundry room, a lovely garden, and two gated parking areas (each flat has an allocated space). There is a visiting estate manager who is on duty three times a week, a lift, and a 24-hour emergency call system in place.

EXTERNAL:

Communal Garden

A beautiful south-facing walled garden.

Parking

1 allocated space; gated.

LOCATION:

Literally on the Downs, and in the winter months (when the trees in the lovely communal garden are bare) with views across, this development is well situated for walking, just for pleasure, or to the shops in North View, Waitrose, or the extensive amenities in Whiteladies Road.

GENERAL:

Tenure

Leasehold (unexpired portion of 99-year lease dated 16th March 1988).

Service Charge

We understand the service charge includes payment towards buildings insurance, general scheduled repairs and maintenance to the building and communal areas, common electricity, use of 24-hour emergency call system and a visiting estate manager. We are awaiting confirmation of the current amount, but believe it to be in the region of £500 per month.

Resale Charge

We understand from Anchor Hanover that although there is a clause in the lease relating to a percentage of the sale price being levied upon resale of the property, there is currently a transfer fee charged instead of £850 or thereabouts. We advise taking advice from your solicitor/conveyancer for clarification.

Council Tax Band

Band C (£2412.17 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



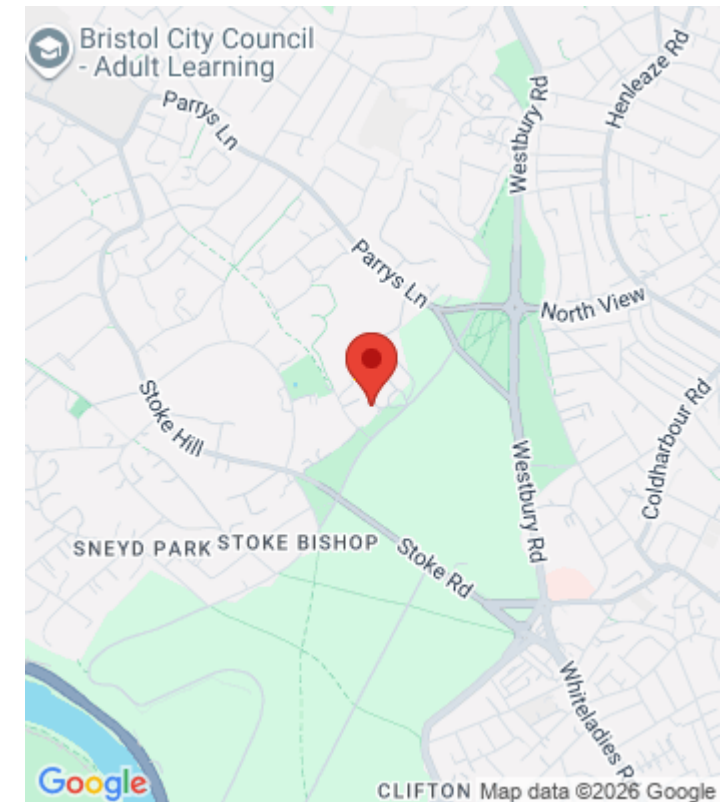
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



FIRST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
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Made with Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.