



THE HALL FLOOR APARTMENT
4 DOWNLEAZE
SNEYD PARK
BRISTOL

THE HALL FLOOR APARTMENT, 4 DOWNLEAZE, SNEYD PARK, BS9 1NB

A SIMPLY STUNNING HALL FLOOR APARTMENT, WITH VERSATILE ACCOMMODATION, FABULOUS GARDENS, OFF STREET PARKING AND LARGE GARAGE. OFFERING QUALITY ACCOMMODATION, WITH LEVEL ACCESS EVERYWHERE, THIS MUST SURELY BE THE ULTIMATE LIFESTYLE OPPORTUNITY FOR BUYERS LOOKING TO DOWNSIZE AND FUTURE PROOF, OR SIMPLY A DISCERNING BUYER LOOKING FOR THE ULTIMATE QUALITY APARTMENT OVERLOOKING CLIFTON DOWNS.

This beautiful hall floor apartment is in reality a duplex, spanning both the entire Hall Floor of this imposing Victorian property, as well a majority of the ground floor which compromises of further accommodation, a large and very useful storage area as well as the large garage. The property benefits from double glazing throughout.

The hall floor is accessed via the original front door, allowing for an impressive entrance vestibule, and then into the hallway, which forms the heart of this fabulous property. The finish and features of the apartment throughout are second to none, with the aspects to the rear overlooking the private well tended landscaped garden, and spectacular views to the front across Clifton Downs that offers 400 acres of parkland being unparalleled.

The generous accommodation boasts extremely comfortable proportions, and on the Hall Floor level there is a modern, very well appointed Kitchen/Dining room incorporating a myriad of integrated Siemens appliances that opens to the 6m by 3m sundeck. The Sitting room epitomises elegance, with wonderful ceiling mouldings, beautiful panelling containing hidden storage, a contemporary gas fire as a central point, and the far reaching views from the large bay window. Both bedrooms on the Hall Floor are very large doubles, and enjoy luxurious ensuite facilities. For convenience there is a cloakroom.

The Ground floor level, which can be accessed either via a staircase from the Hall or the rear porch, can offer self contained accommodation for family or a career, or indeed could be reintroduced to the apartment as a third bedroom, utility and snug. There is also a useful sizable storage area, which leads to the large garage.

The rear walled private garden of this wonderful property enjoys sun throughout the day in different areas imaginatively created by the current owner. The raised sundeck enjoys afternoon and evening sun ideal for entertaining. As a whole the garden benefits from clever but subtle landscaping offering charming contemplation areas, and a summer house. Centrally there is a large level lawned area surrounded by a wealth of mature trees, shrubs and plants. To the front of the property there is also a small garden.

To the front of the property is a shared driveway with allocated parking for a car, in front of the large integral garage with power, light and an automatic up and over door.

LOCATION

Downleaze is without doubt one of the city's finest residential addresses situated in the much-favoured area of Sneyd Park. Sneyd Park is situated on the edge of the open expanse of the Clifton Downs forming 400 acres of city openness. The Downs create a natural division between the subject property and the historic suburb Clifton as well as a dramatic viewpoint across the Avon Gorge. Sneyd Park offers many practicalities over and above some of the neighbouring residential areas especially for those seeking larger gardens and ease of car parking. There are many state and private sector schools in the area which include Elmlea, Westbury Park, Badminton School, Redmaids School, Bristol Grammar School, Clifton College and Clifton High School.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Durdham Downs, as well as Ashton Court Estate. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. For the more active there are many sports clubs, gymnasiums and Golf Courses situated within an easy commute, as well as sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers great road access to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Leasehold With A Share Of Freehold

EPC – D (63) with potential of C (76)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: F (£3,732.28 for 2025/26)

SERVICE CHARGE: £1,800 per annum

BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps

MOBILE PHONE COVERAGE: Good Outdoor, Variable In Home for 02, EE, Three and Vodafone

NB – Vendor note – Mobile phones seem to work perfectly well with voice and data.

SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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