

Flat 15, Southdowns The Avenue, Bristol, BS8 3GE

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A most delightful and well presented two/three bedroom apartment situated on the third floor of this popular purpose built development constructed in 1998 by Beaufort Homes, and within a short walk of the Durdham Downs. Located within The Avenue, one of Clifton's most attractive residential roads, the property benefits from generously proportioned room sizes throughout as well as pleasant open outlook over well-tended communal gardens. The impressive accommodation is in well presented order throughout and includes a large and welcoming central entrance hall with storage facilities, an attractive drawing room, a fully fitted kitchen, spacious master bedroom with en-suite shower room, a second double bedroom, third bedroom or dining room/study and a family bathroom. The apartment benefits from secure underground parking for one car behind automated gates, additional visitors parking to the side of the property. Other benefits include lift access to all floors and use of the landscaped and manicured communal gardens. It should be noted that this property is offered for sale with no onward chain



3



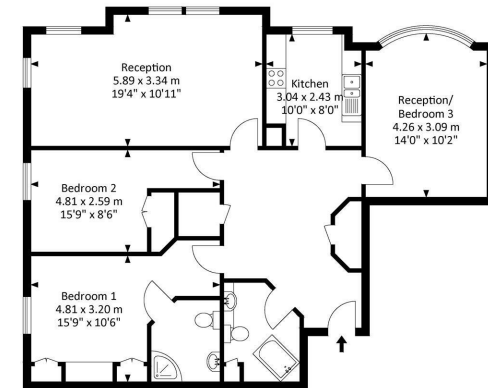
1



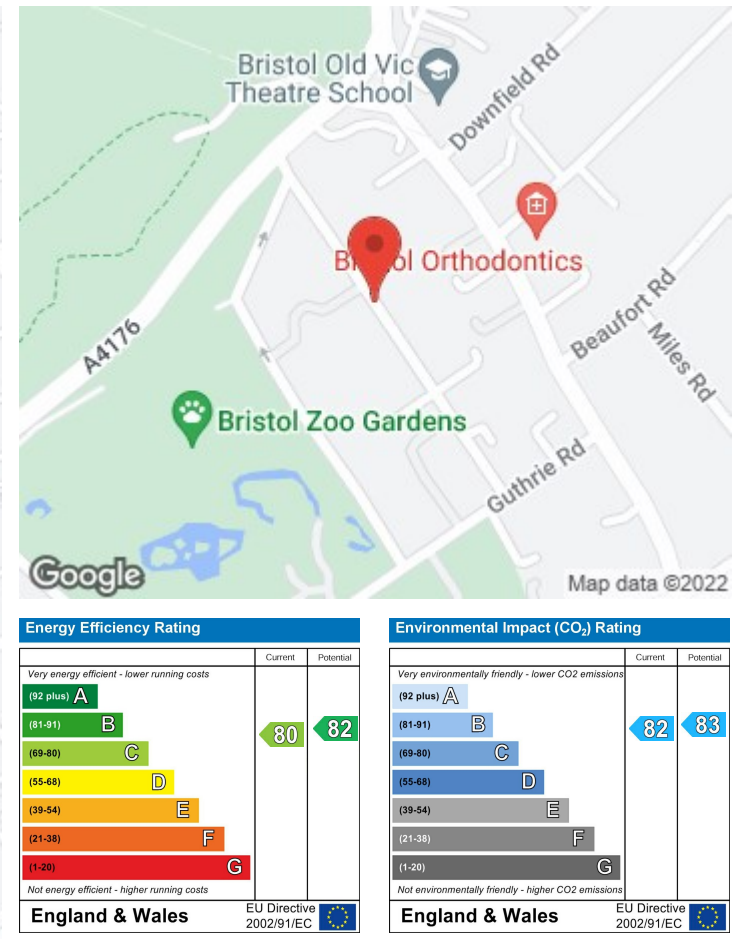
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Approx. Gross internal Area
929.0 Sq.Ft - 86.30 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.
Floor plan produced by Westcountry EPC.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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IMPORTANT NOTE

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