



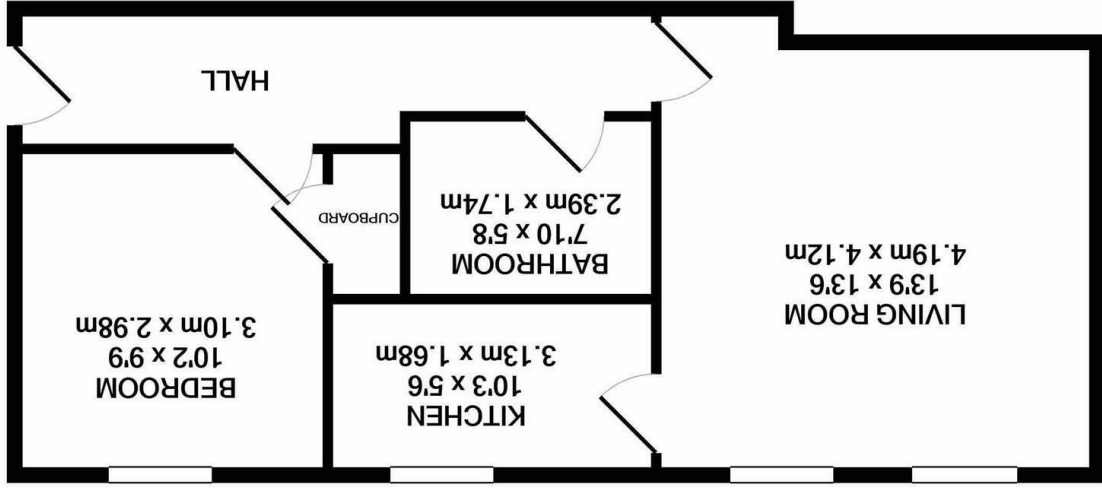
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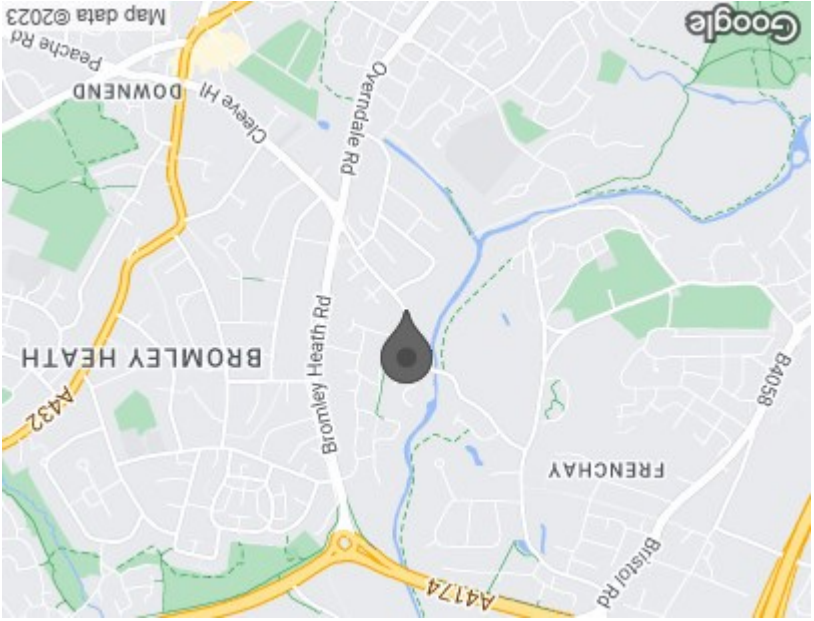
TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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FLOOR PLAN



AREA MAP



FLAT 11 CLEEVE WOOD HOUSE
CLEEVE WOOD ROAD, DOWNEND, BS16 2ST
OFFERS IN EXCESS OF £200,000





First Floor Apartment

Entrance

Entrance Hall

Living Room

13'9 x 13'6

Kitchen

10'3 x 5'6

Bedroom One

10'2 x 9'9

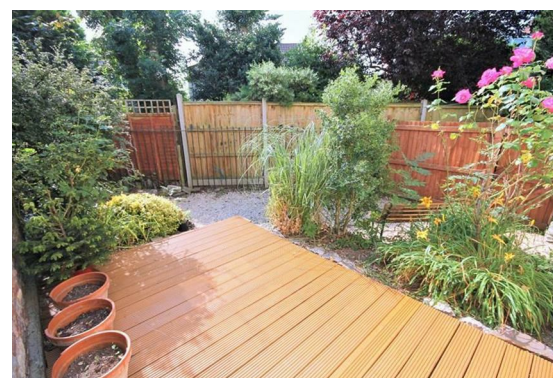
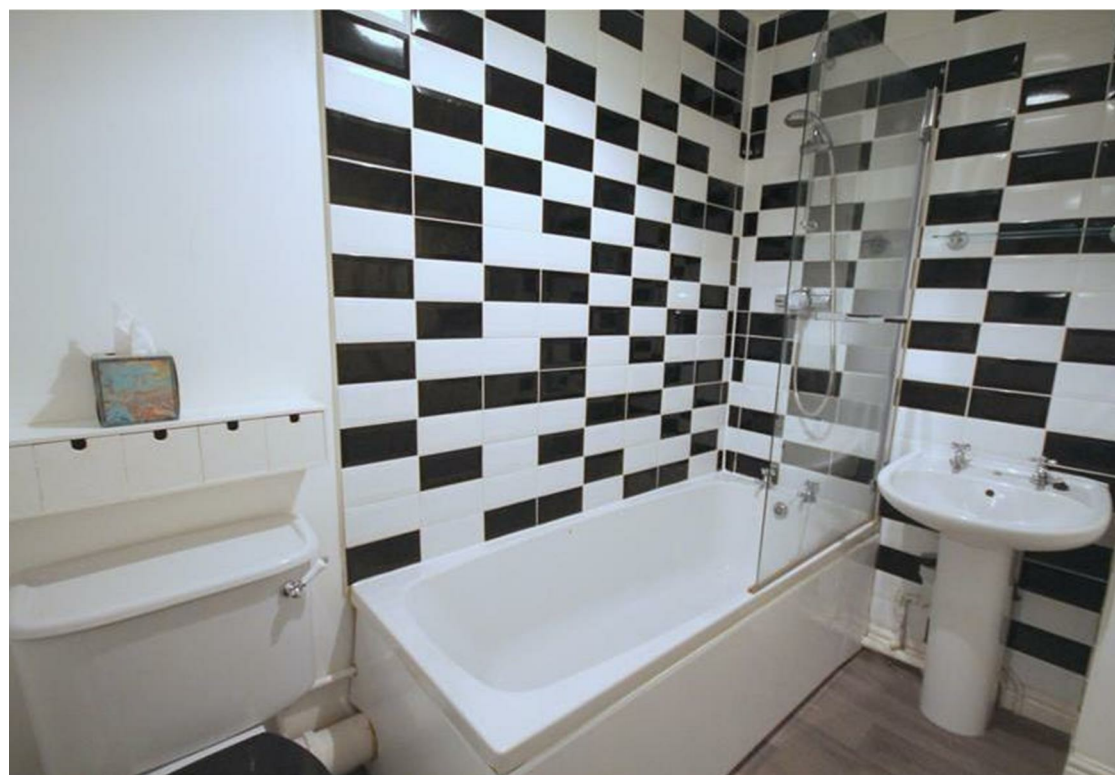
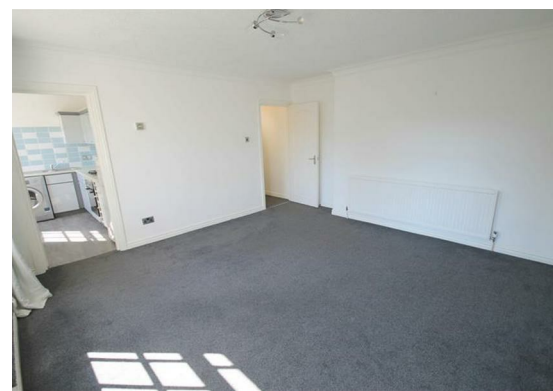
Bathroom

7'10 x 5'8

Outside

Private Garden

Garage



A stunning Grade II listed first-floor apartment in the beautifully converted Cleevewood House, a gorgeous eighteenth-century mansion converted into luxury apartments circa the 1980s.

Positioned on the borders of Downend and Frenchay with far-reaching views over the Frome Valley Conservation area and Frenchay Common, this offers the perfect location for those looking to escape the hustle and bustle of busy Bristol, whilst being only four miles north of the City.

The motorway networks are easily accessible via the M32, M4 and M5, for those needing to commute beyond and Bristol Parkway Station is approximately three miles with direct routes to London Paddington.

The property is in a great location for walking, cycling and running along the river as well as being close enough, in our opinion to walk to the shops of Downend. The apartment is located towards the rear of the building with all of its traditional sash windows facing South-West, flooding the apartment with afternoon and evening sunshine.

The accommodation offers a welcoming entrance hall/corridor with doors leading to an airy sunny sitting room, a good-sized bedroom and a tasteful bathroom.

