

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



BASEMENT FLAT, 5 DOWRY SQUARE, BRISTOL, BS8 4SH

WELL PROPORTIONED APARTMENT IN ICONIC LOCATION

SUMMARY

- Grade II* Listed
- Circa 800 sq. ft.
- Beautifully renovated
- Well proportioned
- Exudes style and sophistication

SITUATION

Dowry Square was recently noted as one of Bristol's finest treasures by Bristol Evening Post. Originally conceived by Tuly in 1720, construction continued until 1750. Clifton Village, 0.4 miles away, has a variety of restaurants, coffee-shops and independent retail outlets. Bristol Harbourside and water taxi are just a short walk away, as is the city centre. Local bus services provide transport into the town centre and beyond. There are accessible transport links to the M4/M5 and Bristol Airport. Education nearby includes Clifton College, Badminton School, Clifton High and popular Hotwells Primary School.

DESCRIPTION

A bright and immaculately presented garden apartment, located within an elegant and imposing Grade II* listed building. This large basement apartment, in excess of 800 Sq. Ft., an abundance of bespoke fitted hand made units and tech within, access to residents' communal gardens and residents parking. Number 5 Dowry Square, built circa. 1748 by Thomas Paty, has an elegant Georgian frontage with brick and limestone dressings.

DESCRIPTION CONTINUED

On entering the property via the entrance vestibule with door off to the wash cloakroom that has been well planned. A well proportioned sitting / dining room with Inbuilt surround sound, Recessed TV, Bespoke hand built desk, table and additional storage, Voice activated lighting, Engineered Oak Wood flooring. To the rear of the property is a bespoke designed kitchen that has been newly fitted with recently fitted combi-boiler along with Bosch appliances including twin ovens fitted microwave & plate warmer, two integrated fridge freezers, hob and dishwasher. The superb quality of the kitchen is noticeable and finished with slate flooring, task / mood lighting and inbuilt speaker system are just some of the additional design features. The bedroom again to the rear of the property with french doors to the rear courtyard, houses a number of bespoke handmade furniture and storage, Recessed TV, Bespoke integrated wardrobes with integrated sensor lighting Integrated speaker system finished with engineered Oak Wood flooring. The ensuite shower room exudes style and sophistication with sensor lighting and excellent Mira power Shower.

OUTSIDE

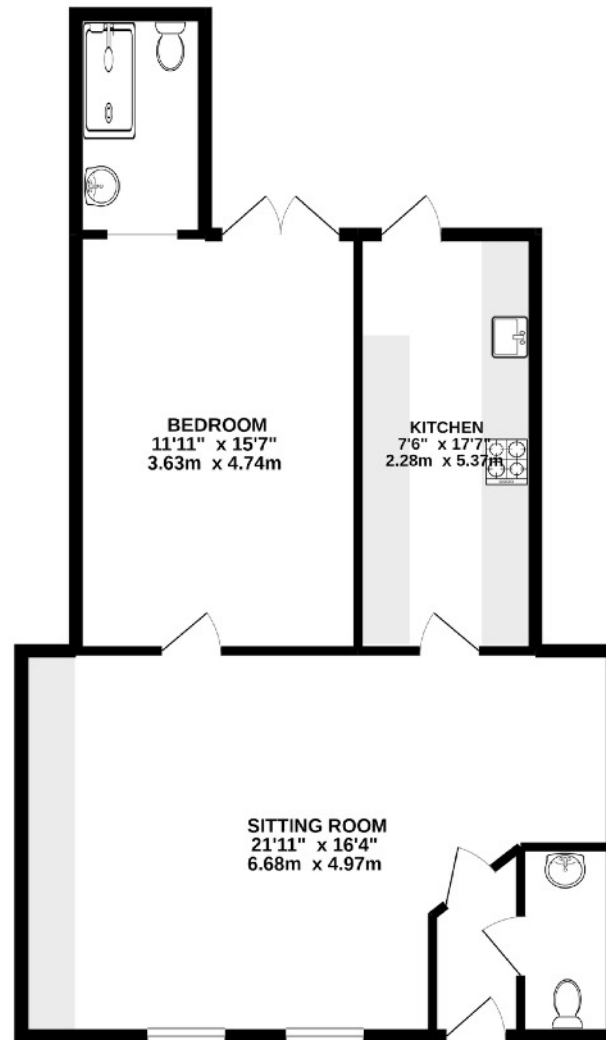
Private Rear Lower Courtyard Feature Well Outside Laundry Area & Storage. Higher Enclosed High Wall Rear with communal Garden. To the front of the property is a private entrance with recycling area.





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GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



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