



Hall Floor Flat, 21b Julian Road
Guide Price £425,000

RICHARD
HARDING

Hall Floor Flat, 21b Julian Road

Sneyd Park, Bristol, BS9 1JZ

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Set within an imposing and impressive semi-detached Victorian period building in leafy Sneyd Park - a light-filled 2 double bedroom hall floor apartment, circa 950 sq. ft., with off-street parking.

Key Features

- Lovely sitting room (15'7 x 14'11) with virtually full width bay window to the front elevation comprising three wooden double glazed windows, plus open fireplace with ornately carved wooden mantelpiece.
- Set in a desirable road in the coveted area of Sneyd Park, the apartment is a few hundred yards from the Downs with green open space and a 600 metre walk to Café Retreat – popular for a weekend coffee.
- Separate kitchen with shaker style units and integrated appliances.
- Two double bedrooms, both having large windows and sunny southerly orientation.
- **Accommodation:** entrance hall, sitting room, reception/dining hall, kitchen, 2 double bedrooms, family bathroom, separate wc.

ACCOMMODATION

APPROACH: from the pavement, a wide pathway with steps ascending to the communal front entrance door and hallway. Private door opening to:-

ENTRANCE HALL: (7'4" x 4'10") (2.24m x 1.47m) moulded skirtings, cloakroom cupboard, concealed radiator, picture rail, simple moulded cornicing, ceiling light point. Open doorway through to the reception hall. Four-panelled door with moulded architraves, opening to:-

SITTING ROOM: (15'8" x 15'1" max measurements into bay window) (4.77m x 4.60m) a gracious principal reception room having virtually full width bay window to the front elevation comprising three multi-paned wooden double glazed sash windows with working shutters. Open fireplace with marble surround and hearth plus ornately carved wooden mantelpiece. Tall moulded skirtings, picture rail, ornate moulded cornicing, concealed radiator, ceiling light point.

RECEPTION/DINING HALL: (10'7" x 9'1") (3.22m x 2.76m) moulded skirtings, dado rail, ornate ceiling arch, picture rail, partial ornate moulded cornicing, ceiling light point, concealed radiator. Four-panelled doors with moulded architraves, opening to:-

KITCHEN: (14'10" x 5'2") (4.51m x 1.58m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets, shelving, plate rack and wine rack. Roll edged stone worktops with mosaic effect splashback tiling and pelmet lighting, undermount 1 ½ bowl sink with swan neck mixer tap. Rangemaster cooker with 5 ring gas hob, grill, double oven and canopy extractor hood. Integral dishwasher and tall fridge/freezer. Tiled flooring, window to the side elevation, coved ceiling, concealed radiator, two ceiling light points.

FAMILY BATHROOM/WC: (12'9" x 4'9") (3.89m x 1.45m) panelled bath with mixer tap plus shower screen and wall mounted shower unit with handheld shower attachment. Pedestal wash hand basin with mixer tap. Low level flush wc. Bidet. Tiled flooring and walls to picture rail, obscured glazed windows to the side elevation, heated towel rail/radiator, ornate moulded cornicing, extractor fan, ceiling light point. Door returning to:-





BEDROOM 1: (16'2" x 13'10") (4.92m x 4.22m) a very light and bright principal reception room with three wooden double glazed sash windows to the rear elevation enjoying a southerly orientation. Chimney breast with recesses to either side, tall moulded skirtings, dado rail, picture rail, ornate moulded corning, ornate ceiling rose with light point, concealed radiator.

BEDROOM 2: (12'5" x 11'6") (3.78m x 3.51m) windows to the rear elevation enjoying a southerly orientation, a pair of built-in wardrobes with cupboards above, tall moulded skirtings, coved ceiling, ceiling light point, concealed radiator. **Airing Cupboard** housing wall mounted Worcester Bosch gas fired combination boiler with slatted shelving below.

SEPARATE WC: low level flush wc, corner wash hand basin with mixer tap and cupboard below. Tiled flooring and majority tiled walls, two wall light points. Space and plumbing for washing machine.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

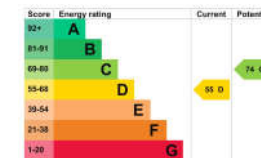
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1987 with a ground rent of £5 p.a. We further understand that this apartment benefits from a share of the Freehold of the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £140. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

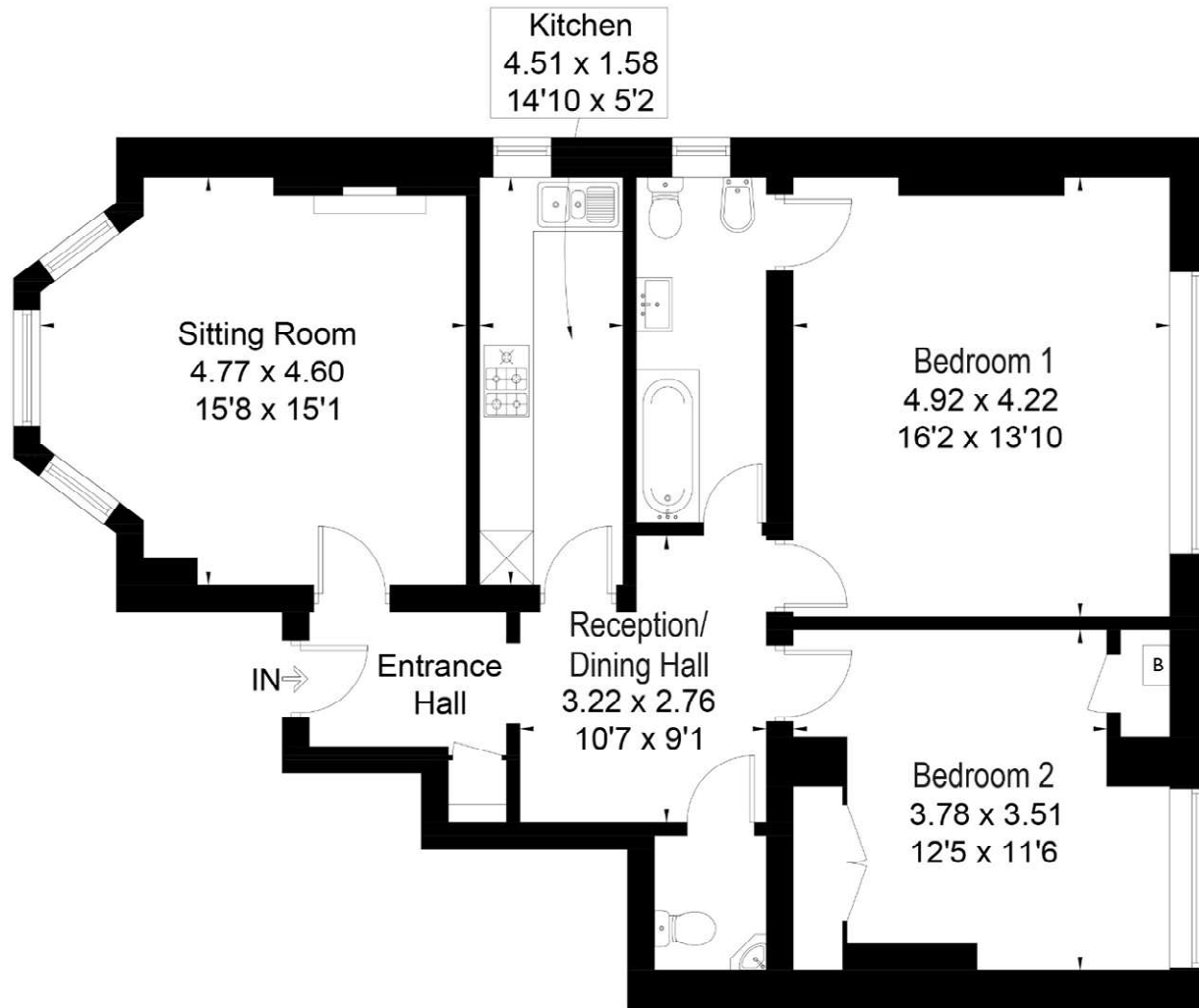
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

21B Julian Road, Sneyd Park, Bristol, BS9 1JZ

Approximate Floor Area = 88.7 sq m / 955 sq ft



Raised Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62800