



Second Floor Flat, 7 Avondale Court, Goodeve Road  
Guide Price Range £325,000 - £350,000

**RICHARD  
HARDING**



# Second Floor Flat, 7 Avondale Court, Goodeve Road

Sneyd Park, Bristol, BS9 1NU

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HARDING

A well-proportioned 2 double bedroom purpose built apartment set within a desirable owner occupied development in leafy and tranquil surroundings. Benefiting from large communal gardens, single garage and additional off-street parking.

## Key Features

- Avondale Court is an exclusively owner-occupied building creating a neighbourly environment with a continued sense of duty and care to the upkeep and enjoyment of its surroundings.
- Prestigious and prized location within a couple of hundred yards of the Durdham Downs with over 400 acres of recreational space and handy for Whiteladies Road, Clifton Village and local shops of Stoke Hill.
- Two double bedrooms.
- Single garage (15'11" x 8'2") plus additional off-street parking.
- Substantial and attractive communal gardens.
- Generous light levels and high standard of finish from current owners.

## ACCOMMODATION

**APPROACH:** the property is approached over a level pathway up to the right hand entrance door with intercom entry phone system leading into communal entrance.

**COMMUNAL ENTRANCE:** the well maintained communal area provides access to the ground floor which serves the 3 ground floor flats. A single flight of stairs rises to the first floor, then rises again to the second floor flat where the private entrance to Flat 7 can be found immediately on the right hand side. Once through the private front door you will enter into a wide:

**CENTRAL HALLWAY:** providing access to all the principal rooms. Fitted with wood laminate flooring with 3 storage cupboards of various sizes with one housing the electrical consumer unit and gas meter, one for general storage and, lastly, the airing cupboard.

**SITTING/LIVING ROOM:** (20'1" x 11'2") (6.13m x 3.40m) upvc double glazed windows to the rear elevation overlooking the leafy communal gardens with integrated plantation shutters, gas radiator, light point, telephone intercom entry phone, wood laminate flooring.

**KITCHEN:** (11'2" x 7'9") (3.40m x 2.35m) adjacent to the living room, double glazed upvc windows to the front elevation, tiles. Fitted kitchen comprising wall, base and drawer units with roll edged quartz composite worktop surfaces with inset 1 ½ bowl sink with drainer unit to the side, gas range cooker with 5 ring gas hob and extractor hood above, double electric oven, moulded skirting boards.

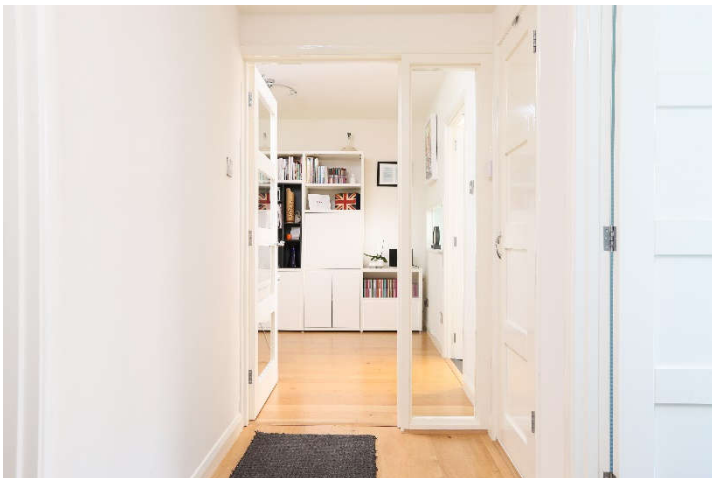
**BOILER/UTILITY CUPBOARD:** rectangular cupboard accessed from the kitchen housing the gas Vaillant combination boiler with space for washer/dryer, great for other storage.

**BEDROOM 1:** (15'4" x 9'2") (4.68m x 2.80m) upvc double glazed windows to the rear elevation with plantation style shutters and a leafy outlook over the large communal gardens, gas radiator, light point, floor to ceiling cupboard/wardrobe. Fitted carpet.

**BEDROOM 2:** (15'4" x 7'11") (4.68m x 2.41m) upvc double glazed windows to the rear elevation with plantation style shutters and a leafy outlook over the large communal gardens, gas radiator, light point, cupboard/wardrobe. Laid with fitted carpet.

**BATHROOM:** fitted with upvc obscure double glazed window to the front elevation, steel bath with mixer tap and thermostatically controlled Grohe mixer shower with hose overhead, wall standing hand wash basin, heated towel rail, shaving point and extractor fan. In-built mirrored medicine cabinet. Fully tiled walls, floor to ceiling, with blue tiles (lower half) and white tiles (upper half). Amtico blue flooring.





**SEPARATE WC:** adjacent to the bathroom is a separate wc room, obscure upvc double glazed window to the front elevation with low standing wc below, navy metro tiles positioned around the end of the room to half wall height, Amtico blue flooring.

## OUTSIDE

**COMMUNAL GARDENS:** extensive sunny communal gardens predominantly laid to lawn, surrounding the property with shaded wooded borders at the edges with seating areas.

**OFF-STREET PARKING:** one additional parking space to front of building on a 'first come, first served' basis for residents and visitors alike.

**GARAGE:** (15'11" x 8'2") (4.86m x 2.50m) the garage for the property is the same as its door number. It is positioned in the middle of a terrace of brick built garages with flat roofs, which benefit from lighting but no power supply.

## 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 which commenced on 29 September 1970. This information should be checked by your legal adviser.

**SERVICE CHARGE:** it is understood that at the time of writing these particulars the monthly service charge is £150. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C.

### PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		77   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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

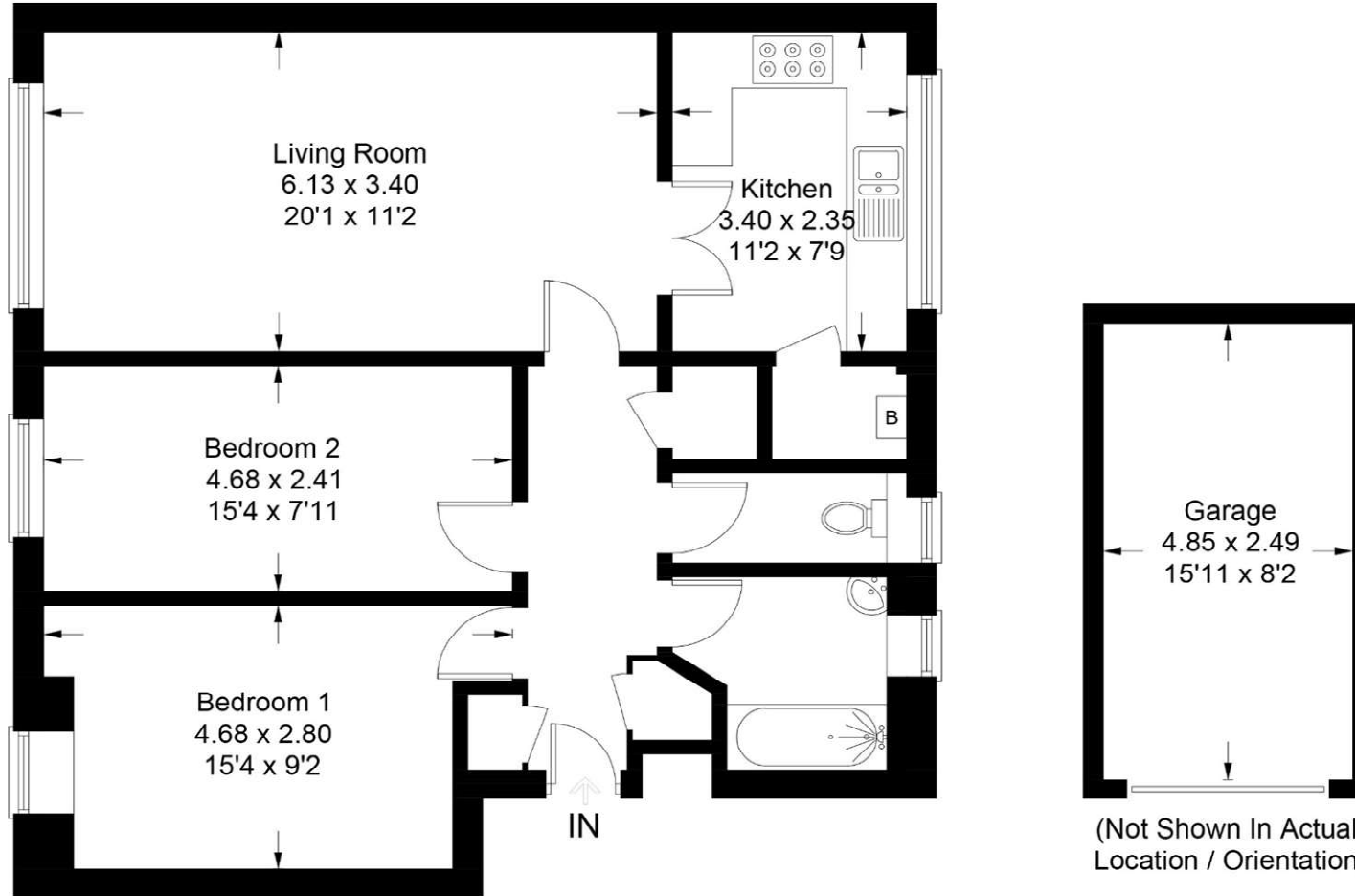


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Approximate Gross Internal Area = 72.0 sq m / 775 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 84.1 sq m / 905 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID930922)