



Top Floor Flat, 4 Hazelwood Road
Offers in Excess of £695,000

RICHARD
HARDING



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Sneyd Park, Bristol, BS9 1PX

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Commanding an elevated and secure position on the top floor of a striking period building discreetly tucked away on one of Sneyd Park's most coveted roads, situated within striking distance of the Downs, a golden opportunity to acquire this substantial 2/3 bedroom, 2 bathroom apartment finished to a high standard throughout with the added benefit of two off-street parking spaces as well as use of substantial and well-maintained communal gardens.

Key Features

- Highly prized location situated within striking distance of the Downs with over 400 acres of green space on offer, also within easy access of Whiteladies Road, Clifton Village and the city centre.
- A substantial apartment in a first-class location with generous internal dimensions of approx. 1,500 sq. ft. of space on offer.
- Occupying the entire top floor of a handsome semi-detached Victorian building on one of Sneyd Park's most coveted roads, the property is flooded with natural light and finished to a high standard throughout.
- Versatile accommodation with 2/3 double bedrooms and two bathrooms including master bedroom with en-suite.
- Two allocated off-street parking spaces.
- Use of substantial and well-maintained communal gardens.





ACCOMMODATION

APPROACH: the property is accessed from pavement via electronically operated double gates which lead over a level concrete driveway which leads beside the substantial and well-maintained communal gardens on the right hand side where multiple steps enclosed by metal railings ascend to the four panelled wooden communal entrance door with intercom entry system which subsequently opens into a beautifully maintained communal hallway which features an abundance of period features.

COMMUNAL HALLWAY: provides access to the hall floor apartment and carpeted staircase with beautiful wooden balustrade ascends to the top floor of this substantial period building where the private entrance to the top floor flat can be found immediately in front you via four panelled wooden door which opens into:

ENTRANCE CORRIDOR: with access to the principal rooms of the apartment, fitted carpet, intercom entry system, moulded skirting boards, multiple light points, carbon monoxide/smoke alarm, various wall mounted coat hooks, gas radiator.

SITTING ROOM: (24'11" x 18'6") (7.60m x 5.63m) fitted carpet, 2 gas radiators, cast iron fireplace with painted wooden surround, inset ceiling downlights, light flooding in via the front elevation via two substantial single sash windows providing a lovely leafy outlook across towards the communal gardens to the front elevation.

KITCHEN: (13'5" x 12'3") (4.09m x 3.73m) finished to a high standard throughout having recently been renovated by the current owner. Comprises of a variety of wall, base and drawer units with beautiful square edged quartz worktops, integrated fridge/freezer, integrated microwave, integrated dishwasher, chrome 1½ bowl sink with integrated drainer unit beside and chrome tap over, 4 ring induction hob with gas oven below and extractor hood over, cupboard housing the wall mounted Worcester combination boiler, light flooding in via the rear elevation via single sash window with leafy outlook across towards the neighbouring gardens to the rear elevation. Stylish tiled flooring, inset ceiling downlights.

BEDROOM 1: (14'2" x 12'9") (4.31m x 3.88m) fitted carpet, fitted wardrobes, moulded skirting boards, light point, door leads off to:-

En Suite Bathroom/WC: comprises low level wc, wall mounted wash hand basin with chrome tap, tiled bath cubicle with chrome taps over, inset ceilings downlights, extractor fan, stylish tiled flooring.

BEDROOM 2: (14'4" x 11'7") (4.36m x 3.53m) fitted carpet, gas column radiator, light coming in via the side elevation via single sash window, light point, good sized double bedroom with enough space for a desk and wardrobes etc dependent upon one's preferences.

DINING ROOM/BEDROOM 3: (15'9" x 14'10") (4.81m x 4.52m) fitted carpet, moulded skirting boards, light coming in via the front and side elevations via single sash windows with leafy outlook across towards the substantial communal grounds, cast iron fireplace, gas radiator, light point. A really versatile room currently utilised as a dining room but could be an additional bedroom dependent upon one's preference.

BATHROOM/WC: recently refurbished by the current owner to a high standard throughout with stylish stone tiled flooring and tiled surround, chrome towel radiator, light coming in via the side elevation via a partially frosted sash window, inset ceiling downlights, low level wc with dual flush, wall mounted wash hand basin with chrome tap over, extractor fan, wall mounted shower head and controls.



OUTSIDE

COMMUNAL GARDENS: located to the front of the building, the building benefits from use of a substantial and well-maintained communal front garden with deep borders containing mature shrubs and trees providing a degree of privacy.

OFF-STREET PARKING: the property benefits from use of two allocated parking spaces.

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 25 March 1991. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £160. This information should be checked by your legal adviser.

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

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		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

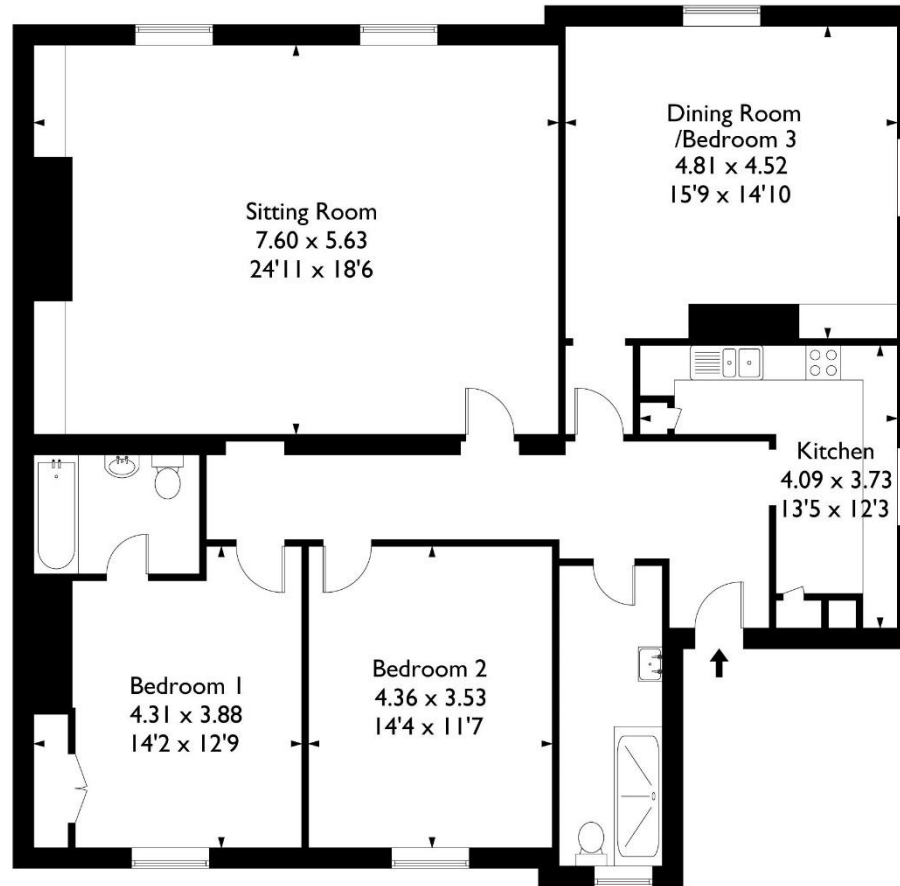
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Hazelwood Road, Sneyd Park, Bristol BS9 1PX

Approximate Gross Internal Area 135.3 sq m / 1456.2 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.