



Hall Floor Flat, 5 Rockleaze
Guide Price £725,000

RICHARD
HARDING



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Sneyd Park, Bristol, BS9 1ND

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Set in an elegant and impressive Grade II listed Victorian building fronting the Downs in Sneyd Park – an exceptionally spacious 2 double bedroom, 2 bath/shower room, 2 reception room, hall floor apartment, circa 1,585 sq. ft., having separate kitchen, off-street parking for one car and single garage in block.

Key Features

- A substantial hall floor apartment in a desirable Sneyd Park location enjoying direct and uninterrupted south facing views across Durdham Downs, which offers 400 acres of recreational space.
- Situated within this striking Grade II Listed building dating back to circa 1860, the apartment enjoys an abundance of period features including fireplaces, high ceilings, ornate moulded plasterwork, multi-paned sash windows and working shutters.
- Positioned on the hall floor and thus benefitting from a bright and airy feel with very high ceilings and large sash windows flooding the apartment with natural light.
- Externally benefits from use of a single garage as well as an allocated parking space.
- Separate kitchen (15'11" x 7'9")
- A wonderful opportunity to acquire this beautiful apartment in a highly regarded position fronting the Downs with 'room to breathe', away from the hectic city centre yet within reach of nearby Clifton.
- To be offered to the market with no onward chain.





ACCOMMODATION

APPROACH: from the pavement, stone pillars and tarmac driveway lead to four steps ascending to a wooden communal front door with intercom entry system. Opening to:-

COMMUNAL ENTRANCE HALL: inset door mat, wall mounted post trays, ceiling light point, period staircase ascending to upper floors. Immediately to the right hand side is the private entrance to the hall floor apartment. Wooden front door opens to:-

ENTRANCE HALLWAY: (24'5" x 7'9") (7.45m x 2.35m) a grand, impressive hallway laid to stripped wooden floorboards, moulded skirting boards, dado rail, ornate ceiling corning, ceiling light point. Wooden panelled doors with moulded architraves radiate to all principal rooms.

DRAWING ROOM: (26'4" x 15'3") (8.02m x 4.64m) a wonderful, grand principal reception room with impressive wide bay to front elevation comprising three large period sash windows offering a stunning outlook across The Downs, working original wooden shutters and three radiators with decorative covers below. Ornate ceiling corning, two ceiling roses with light points, moulded wood panelling, dado rail, tall moulded skirting boards, stripped wooden flooring, fireplace with ornate carved mantel and slate hearth. Wide wall opening with hidden sliding wood panelled doors and moulded architraves connects through to:-

SITTING ROOM: (17'8" x 14'1") (5.39m x 4.28m) elegant second reception room with large period sash window to front elevation with working original wooden shutters, radiator below with decorative cover and offering a stunning outlook over The Downs. Ornate ceiling corning, ceiling rose with light point, moulded wood panelling, dado rail and tall moulded skirting boards, stripped wooden flooring. Two built-in low level cupboards with decorative detailing set into chimney recesses.

KITCHEN: (15'11" x 7'9") (4.84m x 2.36m) fitted kitchen comprising an array of wall, base and drawer units with square edged laminate worktop over, inset sink & drainer unit and tiled splashbacks. Integrated electric oven with 4 ring gas hob and extractor hood over. Space and plumbing for washing machine, dishwasher and fridge/freezer. Cupboard housing Worcester combi boiler. Tile-effect vinyl flooring, inset ceiling downlights, ceiling coving, radiator. Part glazed wooden door with multi-paned glass window over provides access out onto small balcony with steps descending to the communal rear garden.

BEDROOM 1: (15'9" x 13'7") (4.80m x 4.14m) generous sized principal bedroom with period sash windows to the rear elevation and radiator below with decorative cover. Moulded skirting boards, built-in fitted wardrobes, ceiling coving, ceiling light point. Door opening to:-

En-Suite Bathroom/WC: large en-suite with low level wc, pedestal wash basin, tiled bath with wall mounted shower, glass screen and tiled surrounds. Tiled flooring, inset ceiling downlights, extractor fan, loft hatch access point.

BEDROOM 2: (15'9" x 8'8") (4.80m x 2.65m) double bedroom with period sash window to rear elevation and radiator below with decorative cover, moulded skirting boards, built-in fitted wardrobe, ceiling coving and ceiling rose with light point.

SHOWER ROOM/WC: white suite comprising low level wc, pedestal wash handbasin, glass shower cubicle with tiled surround and wall mounted shower. Two sash windows to side and rear elevations, ceiling coving, dado rail with wood panelling below, vinyl tiled flooring, ceiling downlights, and inset radiator with decorative cover.



OUTSIDE

FRONT GARDEN & PARKING: tarmac driveway with deep flower border to one side housing trees, plants and shrubs, and paved parking forecourt to the right, with one parking space allocated for the hall floor apartment. Driveway continues to the rear of the building around the left hand side. Large wooden gate provides vehicular and pedestrian access to:-

COMMUNAL GARDEN: brick paving provides sitting out and barbecuing areas as well as vehicular access to the block of garages. Lawned section with flower borders housing a variety of plants, trees and shrubs.

GARAGE: (15'6" x 9'0) (4.73m x 2.74m) up and over door provides access to good sized garage.

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 30 July 1964. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £300. This information should be checked by your legal adviser.

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

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.



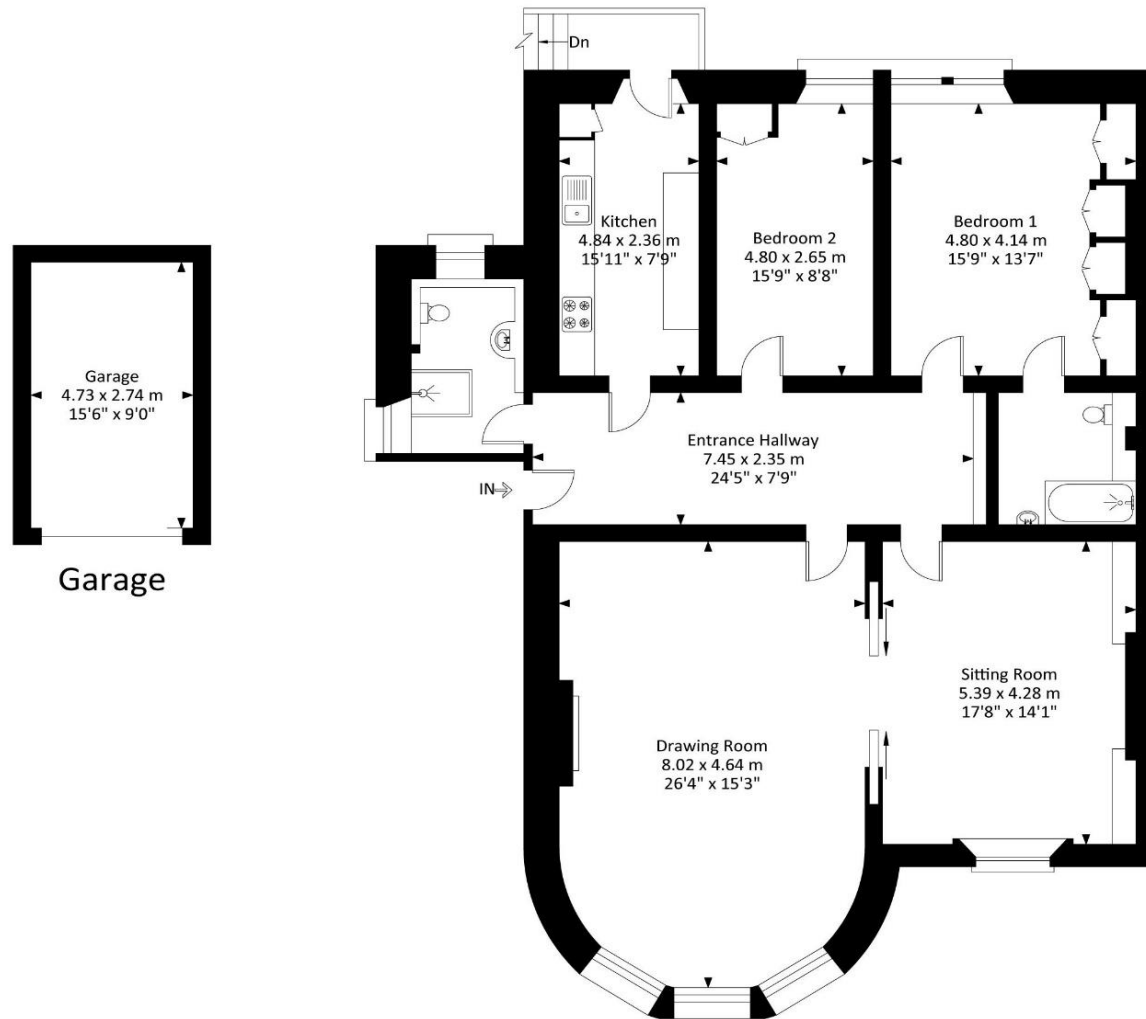


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Approximate Gross Internal Area = 147.31 sq m / 1585.63 sq ft

Garage Area = 12.96 sq m / 139.50 sq ft

Total Area = 160.27 sq m / 1,725.13 sq ft



Garage

Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.