



Top Floor Flat, 1a Ivywell Road  
Guide Price Range £700,000 - £725,000

RICHARD  
HARDING

# Top Floor Flat, 1a Ivywell Road

Sneyd Park, Bristol, BS9 1NX

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Situated on the top floor of a handsome semi-detached Victorian building nestled in a first-class Sneyd Park location literally on the doorstep of over 400 acres on offer from the Downs; a substantial 3 bedroom balcony apartment offering approx. 1,500 sq. ft of internal space with shared use of a double garage. To be offered to the market with no onward chain.

## Key Features

- Occupying the entire top floor of a handsome semi-detached Victorian building on one of Sneyd Park's most coveted roads, the property subsequently enjoys breathtaking elevated leafy views over the Downs towards the Avon Gorge & beyond.
- Light and airy accommodation with interconnected sitting and dining room opening onto a south facing balcony.
- **Accommodation:** entrance hallway, sitting and dining room, kitchen, 3 bedrooms, bathroom.
- **Outside:** quarter share of double garaging, private balcony.
- **Without question a rare opportunity given its location on the corner of Rockleaze and Ivywell Road immediately fronting the Downs with far reaching views and yet in the city.**
- **To be sold with no onward chain making a prompt move possible.**

## ACCOMMODATION

**APPROACH:** The property is accessed via the pavement through an iron gate with impressive stone pillars where pebbled pathway leads beside the substantial and well maintained communal front garden to several steps that ascend to a wooden panelled communal entrance door with intercom entry system. This opens to:-

**COMMUNAL ENTRANCE HALL:** a bright and welcoming entrance with staircase rising to the first floor, where the private entrance door to the apartment can be found. Opening to:-

**ENTRANCE HALLWAY:** wall mounted coat hooks, inset doormat, large and extremely useful understairs store cupboard. Staircase rises to the top floor landing hallway which is laid to fitted carpet, ceiling light points. Doors leading off to kitchen, bathroom, sitting/dining room (which in turn leads through to bed 3), bedrooms 1 & 2.

**KITCHEN:** (20'2" x 15'11") (6.14m x 4.85m) fitted kitchen comprising an array of wall, base & drawer units with black granite worktop over and inset sink with stainless steel tap over and integrated drainer unit beside. Electric oven with 4 ring hob over and extractor hood above. Space for free-standing fridge/freezer, integrated dishwasher. Stylish tiled flooring, light point, gas radiator. Useful floor mounted breakfast bar to the rear of this space with a lovely outlook to the rear elevation over the neighbouring gardens. Access to eaves storage.

**SITTING/DINING ROOM:** (15'11" x 13'8" plus 13'8" x 9'11") (4.85m x 4.16m plus 4.16m x 3.02m) a substantial and versatile space (described as one but measured separately) laid to fitted carpet and utilised in the current format as a separate sitting space adjacent to a dining space. Gas radiator, light points, cast iron fireplace with marble hearth surround, integrated shelving units, picture rail, French doors open up to:-

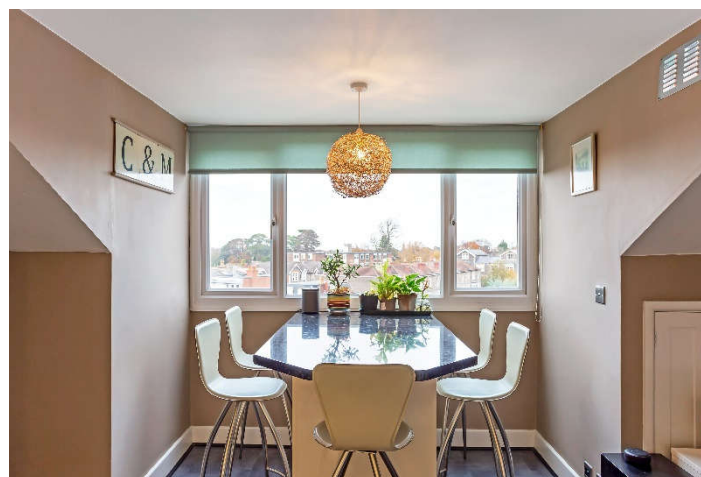
**Balcony:** a wonderful space with uninterrupted south west facing views across the Downs and beyond. Space for a bistro dining set.

**BEDROOM 1:** (13'8" x 12'0") (4.17m x 3.65m) an exceptionally well-proportioned master bedroom laid to fitted carpet, with light flooding in via the rear elevation via multi-paned sash window with curtain rail over. Space for double bed, desk, wardrobes etc dependent upon ones needs. Light point.

**BEDROOM 2:** (19'2" x 15'11") (5.84m x 4.85m) a well-proportioned second bedroom with stunning outlook over Durdham Downs to front elevation. Laid to fitted carpet, light point, moulded skirting boards, gas radiator, fitted wardrobes, wash hand basin with tiled splashbacks.

**BEDROOM 3:** (17'6" x 4'11") (5.34m x 1.50m) accessed off the dining/sitting space; a versatile room currently utilised as a single bedroom but could be used as a study/office dependent upon ones





needs. Light coming in via three aspects to front, side and rear elevations, laid to fitted carpet, moulded skirting boards, gas radiator, light point.

**BATHROOM/WC:** comprising of a low level WC, shower cubicle with glass insert and wall mounted shower head and controls, chrome towel radiator, bath with chrome tap, wall mounted hand basin with chrome tap. Inset ceiling downlights, extractor fan, stylish tiled surrounds, light coming in from skylight above.

### OUTSIDE

**GARAGE:** accessed via a driveway to the left-hand side, there are two double garages that are equally shared by the four apartments in the building. This flat owns the left-hand area of the double garage on the left side.

### 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 998 year lease from 11 March 1970, with a ground rent of £15.15s.0d p.a. 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: 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		
55-68	D		57 D
39-54	E	48 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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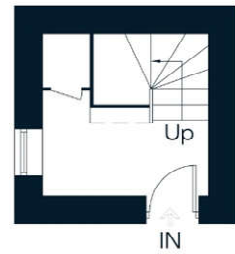


Approximate Area = 143.1 sq m / 1540 sq ft

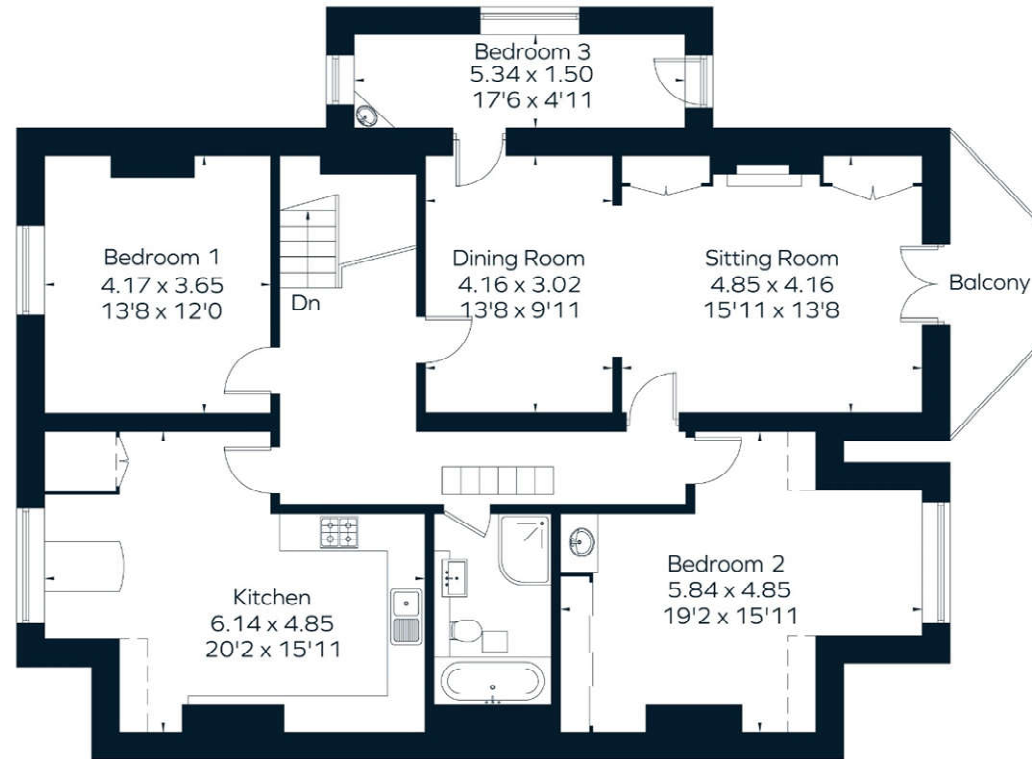
Garage = 24.5 sq m / 264 sq ft

Total = 167.6 sq m / 1804 sq ft

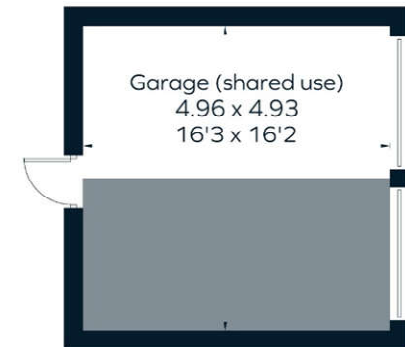
 = Reduced head height below 1.5m



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 327474