



Upper Maisonette, 24 Goodeve Park, Hazelwood Road

Guide Price £435,000

RICHARD  
HARDING

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Sneyd Park, Bristol, BS9 1PZ

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A spacious circa 1,248 sq. ft. 3 double bedroom, 2 bath/shower room, upper floor maisonette set within a well-regarded purpose built development with private terrace, offering excellent communal facilities including swimming pool and sauna, as well as further benefitting from off street parking space and a single garage.

## Key Features

- Situated in a leafy and peaceful setting within easy reach of Durdham Downs.
- **Lower Floor:** entrance hallway, cloakroom/wc, sitting/dining room with access onto private terrace, kitchen/breakfast room.
- **Upper Floor:** landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside:** large terrace, lawned communal gardens and facilities including swimming pool and sauna. Single garage, off street parking space and visitor parking bays.

## SECOND FLOOR

**APPROACH:** from the raised pathway proceed to the far end of the block up to the communal entrance marked 19-24. Communal hallway with stairs leading up onto second floor landing. The private entrance door to the flat can be found on the right hand side.

**ENTRANCE HALLWAY:** ceiling light point, door entry intercom system, built-in storage cupboard, stairs lead to top floor landing. Doors lead to kitchen/breakfast room, sitting/dining room and cloakroom/wc.

**CLOAKROOM/WC:** a white suite comprising of low level wc, wall mounted wash hand basin with tiled splashback, ceiling light point, extractor fan, tile effect flooring and moulded skirting boards.

**SITTING/DINING ROOM:** (21'6" x 12'2") (6.56m x 3.71m) two ceiling light points, coving, space for sofas and dining room furniture, wood effect laminate flooring and electric night storage heater. An array of double glazed windows overlooking the private terrace and communal gardens beyond. Door giving access out onto:-

**Terrace:** (21'10" x 14'4") (6.64m x 4.36m) an amazing south-easterly facing terrace mainly laid to paving with low brick boundary walls, outside power point and water tap.

**KITCHEN/BREAKFAST ROOM:** (17'6" x 11'7") (5.32m x 3.52m) a light filled room with a matching range of wall, base and drawer units with roll edged laminate worktop over incorporating breakfast bar, integrated electric hob and double oven, space for dishwasher and washing machine, tiled surrounds, space for fridge/freezer, wall mounted electric radiator, large understairs storage cupboard, two ceiling light points, an array of double glazed windows with fantastic leafy outlook, tile effect flooring.

## THIRD FLOOR

**LANDING:** double glazed window to mid-way landing, allowing lots of natural light. Ceiling light point, moulded skirting boards. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

**BEDROOM 1:** (14'0" x 11'5") (4.27m x 3.47m) ceiling light point, large double glazed windows overlook the communal gardens, built-in wardrobes, electric radiator, skirting boards, wood effect laminate flooring, door leading to:-

**En-Suite Shower Room/WC:** white suite comprising of low level wc, wash hand basin set on vanity unit, corner shower enclosure with electric shower over, tiled surrounds, wall mounted towel radiator, obscured double glazed window to rear elevation, tiled flooring.

**BEDROOM 2:** (13'5" x 9'9") (4.09m x 2.97m) a double bedroom with ceiling light point, double glazed windows overlooking side and front elevations with exceptional view, built-in wardrobe, electric night storage heater, moulded skirting boards.





**BEDROOM 3: (16'1" x 7'10") (4.90m x 2.38m)** a double bedroom with double glazed window overlooking front elevation, ceiling light point, wall mounted electric radiator, built-in wardrobes, moulded skirting boards.

**BATHROOM/WC:** a four piece bathroom suite comprising low level wc, wall mounted wash hand basin, panelled bath and separate corner shower. Ceiling light point, tiled surrounds, obscured double glazed windows to side and rear elevation, built-in airing cupboard housing hot water cylinder with slatted shelving to one side, shaver socket, vertical wall mounted towel radiator, a mixture of tiled and wood effect flooring, moulded skirting boards.

## OUTSIDE

**SINGLE GARAGE: (17'0" x 8'0") (5.19m x 2.44m)** located in a block at the front of the property (it is the last garage located in the block next to the electricity substation); with up and over door, power and light.

**PARKING:** a parking space is located next to the garage and is labelled '24'.

**COMMUNAL GROUNDS & SWIMMING POOL:** there are communal lawned gardens located between the two apartment blocks for use and enjoyment of the residents of Goodeve Park. There is also an indoor heated swimming pool with changing rooms and sauna, again solely for use of the residents of Goodeve Park.

## 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 1974, with a ground rent of £34 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £3,269.04. 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		
69-80	C		72 C
55-68	D		
39-54	E		42 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.**

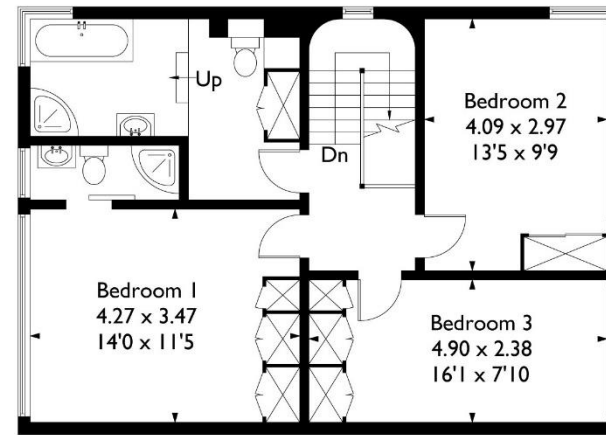


# Goodeve Park, Hazelwood Road, Sneyd Park, Bristol BS9 1PZ

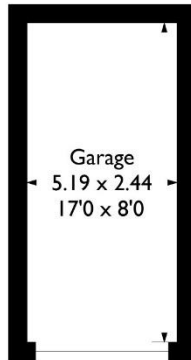
Approximate Gross Internal Area = 116.03 sq m / 1248.93 sq ft

Garage Area = 12.66 sq m / 136.27 sq ft

Total Area = 128.69 sq m / 1,385.2 sq ft

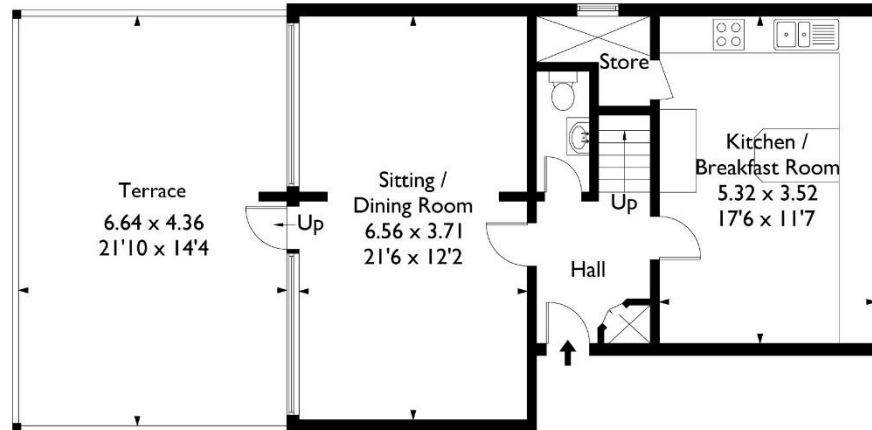


Third Floor



Not In Location/  
Orientation

Garage



Second Floor

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.