



Top Floor Flat, 18 The Avenue
Guide Price £450,000

RICHARD
HARDING

Top Floor Flat, 18 The Avenue

Sneyd Park, Bristol, BS9 1PE

RICHARD
HARDING

A rather special and individual 2 double bedroom, 2 reception room apartment, presented to the highest of standards and occupying the entire upper floor of this impressive gated detached Victorian building - further benefiting from a central private roof terrace, communal lawned front garden and off-street parking.

Key Features

- The Avenue is a peaceful tree-lined residential location close to Durdham Downs and within easy reach of Whiteladies Road, Clifton Village and the city centre.
- Accommodation: staircase leading to split landing, sitting room, reception 2/dining room with steps up to roof terrace, kitchen, 2 double bedrooms with built in wardrobes and bathroom/wc.
- Fitted with a wide range of modern built-in furniture throughout.
- Off street parking, communal gardens and a garden shed.
- A large and well-located apartment enjoying a sunny enclosed private roof terrace and plenty of space.
- No onward chain

Route to the property: From our office at 124 Whiteladies Road carry on up Blackboy Hill to the traffic lights and continue straight ahead and over the Downs along Stoke Road keeping the water tower on your right side. At the traffic lights at the far side of the Downs, turn left into Downleaze and take the third right hand turning into Ivywell Road. At the end of Ivywell Road turn left and the shortly can be found shortly thereafter on the right-hand side.

ACCOMMODATION

APPROACH: via communal entrance and staircase to the right-hand side of the building to the first floor landing where you will find the private entrance to the apartment on the left hand side.

ENTRANCE: entrance landing with hanging space, staircase rises to the 2nd floor where the landing splits. Doors off to sitting room, kitchen, bedroom 2 and bathroom/wc, opening through to reception 2/dining room, which in turn has a door off to bedroom 1, large double glazed window overlooking roof terrace. Telephone intercom, thermostat controls and radiator.

SITTING ROOM: (front) (20'5" max x 15'0") (6.22m x 4.57m) 2 double glazed dormer windows (one to front and one to side), cast iron fireplace, tv point, twin radiators and extensive fitted storage cupboards.

KITCHEN: (13'2" x 6'9") (4.02m x 2.07m) modern fitted kitchen comprising base and eye level cupboards and drawers with working surfaces, inset 1½ bowl sink and drainer unit. Integrated Neff appliances including electric double oven with 4 ring induction hob and extractor fan over, under counter fridge and freezer, slimline dishwasher and washing machine. Radiator, high level wall mounted fuse box for electrics, large double glazed sliding patio door accessing central roof terrace.

DINING ROOM: (18'4" max x 8'8") (5.60m x 2.64m) ample space for dining table, fitted home office area, double radiator, door off to bedroom 1 and 3 steps leading up to double glazed sliding patio doors which in turn lead out onto roof terrace.

BEDROOM 1: (13'6" max into chimney recess x 10'2") (4.11m x 3.09m) double bedroom with twin double glazed sash windows and radiator below.

BEDROOM 2: (front) (16'4" to front of built in wardrobes x 10'2" max) (4.98m x 3.09m) double bedroom with dormer window to front with secondary glazing to side, built in recessed double wardrobes and further cupboard housing Worcester Greenstar 28CDi gas combination boiler, double radiator.

BATHROOM/WC: (9'6" max/5'6" min x 8'2" max) (2.90m/1.68m x 2.49m) modern white suite comprising panelled steel bath with mains fed shower over, low level wc with concealed dual flush





cistern, vanity unit with basin and wall mirror, tiled walls, tiled flooring, radiator, double glazed skylight window.

OUTSIDE

ROOF TERRACE: (approx. 12'9" x 10'0") (3.89m x 3.05m) wonderful enclosed central roof terrace laid out patio providing private and sunny outside space. This can be accessed via the dining room/reception 2 and the kitchen.

OFF STREET PARKING: there is a driveway to the front of the property providing parking for each apartment.

COMMUNAL GARDEN: well-maintained lawned gardens to side with seating.

GARDEN SHED: private ownership of the middle, wooden garden shed.

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 1000-year lease from 25th December 1981. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

AGENTS' NOTE: Please be advised this is an owner-occupied building only and cannot be let out.

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

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.

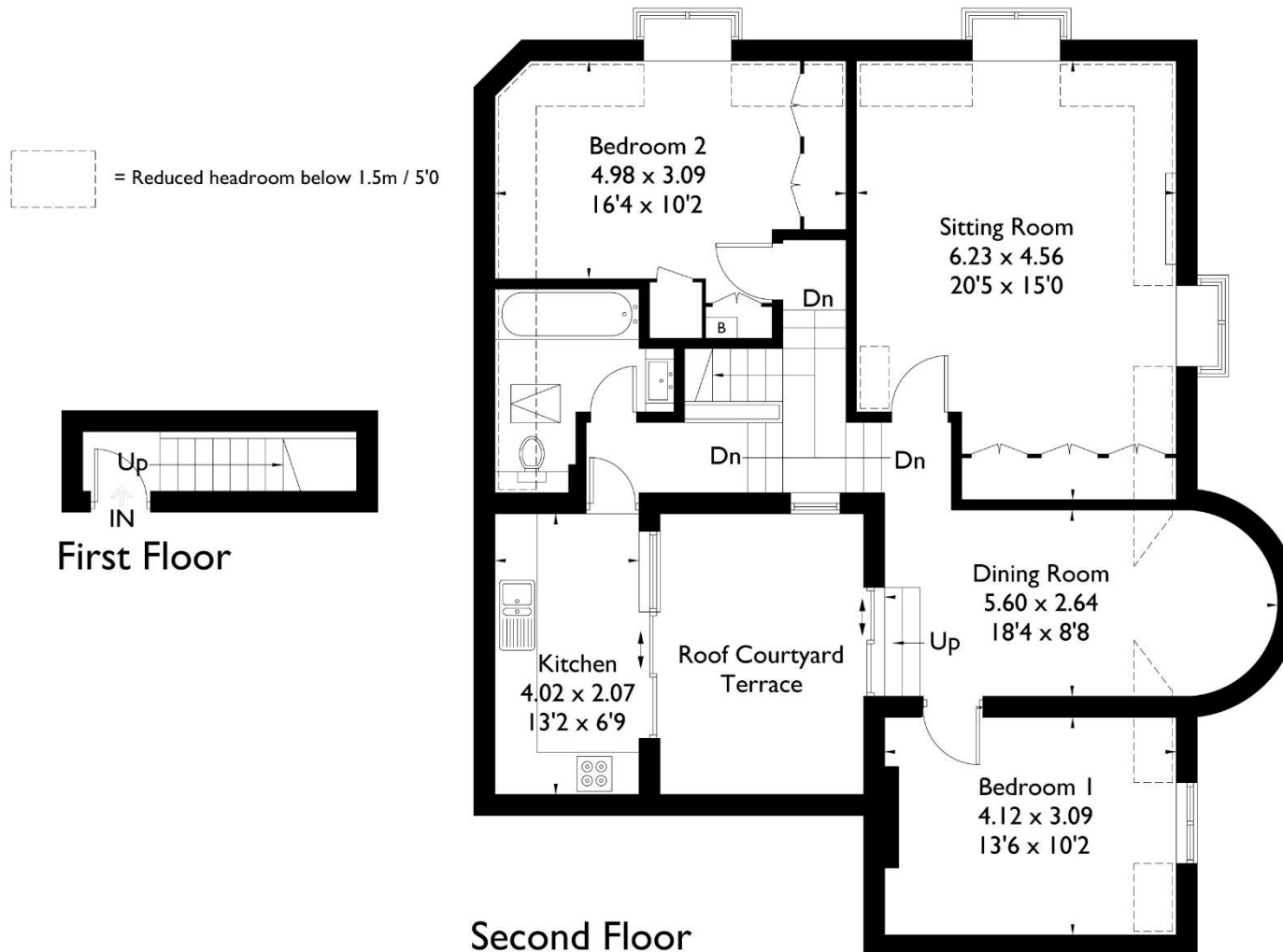


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	52 E
21-38	F		
1-20	G		

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

Top Floor Flat, The Avenue, Sneyd Park, Bristol, BS9 1PE

Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
(Excluding Roof Courtyard Terrace)



Job Ref: 202838

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.