



Ground Floor Flat (Rear), 3 Julian Court, Julian Road
Offers in Excess of £350,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1LA

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A stunning and immaculately presented 3 bedroom purpose built apartment of circa 1,000 sq. ft., with underground allocated car port and storage enclosure. Located in a popular and peaceful residential area within 200 yards of Durdham Downs.

Key Features

- Beautifully presented throughout including modern bathroom suite.
- Set in a particularly pleasant spot within a couple of hundred yards from The Downs; handy for access to Whiteladies Road, Clifton Village and also out of Bristol via The Portway and the M5 junction 17.
- **Accommodation:** entrance hallway, sitting room, kitchen, enclosed balcony/breakfast area, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.
- **Allocated parking for one car.**
- **Well-maintained purpose-built block and communal grounds.**

ACCOMMODATION

APPROACH: from the road, path and paved steps lead up towards the communal entrance door and so to the communal entrance hallway, where the private entrance door for the subject apartment can be found on your left hand side (No. 3).

ENTRANCE HALLWAY: (10'8" x 7'9") (3.25m x 2.36m) two ceiling light points, skirting boards. Doors leading off to kitchen, sitting room, bedroom 1, bedroom 2, bathroom/wc and large storage cupboard.

SITTING ROOM: (17'9" x 13'9") (5.40m x 4.18m) aluminium casement windows overlooking the side elevation and pleasant street scene, ceiling light point, simple moulded ceiling cornice, skirting boards, electric heaters, part partitioned breakfast bar and doorway leading into kitchen. Opening to:-

Enclosed Balcony/Breakfast Area: (9'10" x 5'3") (2.99m x 1.50m) currently used as a breakfast/study area with upvc double glazed windows overlooking the side elevation.

KITCHEN: (12'2" x 6'8") (3.70m x 2.04m) a modern kitchen with an array of wall, base and drawer units with working surfaces, upvc double glazed casement window with obscure glazing, tiled splashbacks, integrated appliances including electric oven with 4 ring ceramic hob over, dishwasher, washing machine and fridge/freezer, ceiling light point, 1½ bowl stainless steel sink with stainless steel mixer tap over and drainer unit beside.

BEDROOM 1: (14'0" x 10'10") (4.27m x 3.31m) aluminium double glazed windows overlooking the side elevation, ceiling light point, skirting boards, spacious storage cupboard with shelves and rail for hanging clothes, electric radiator.

BEDROOM 2: (13'10" x 8'8") (4.22m x 2.63m) aluminium double glazed casement windows overlooking the side elevation, ceiling light point, simple moulded ceiling cornice, moulded skirting boards, wall mounted electric panel heater.

BEDROOM 3: (13'10" x 6'2") (4.21m x 1.88m) a single bedroom with double glazed window to rear elevation, ceiling light point, coving, electric heater, skirting boards. **Please note:** our vendor created bedroom 3 by erecting a stud partition wall (from the sitting room) and these works do not have Management Company sign off/permissions.





FAMILY BATHROOM/WC: (6'9" x 5'8") (2.06m x 1.73m) a stunning suite comprising of low level wc, large shower enclosure with waterfall shower plus hand shower over, wash hand basin set on vanity unit, panelled bath with shower, tiled surrounds, ceiling light point, towel radiator, wood effect flooring.

STORAGE CUPBOARD: accessed off the entrance hallway and providing considerable storage space.

OUTSIDE

PARKING: to the side of the property pedestrian vehicular access leads to a car parking area which is covered and the space is the fourth one in on the left hand side (No. 3).

STORE ROOM: accessed from the back of the communal hallway a staircase leads down to the side elevation where a communal door leads into a storage space for the flats. The subject flat's storage cupboard can be found on the left hand side.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 1967. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £183.33. This information should be checked by your legal adviser.

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

PLEASE NOTE:

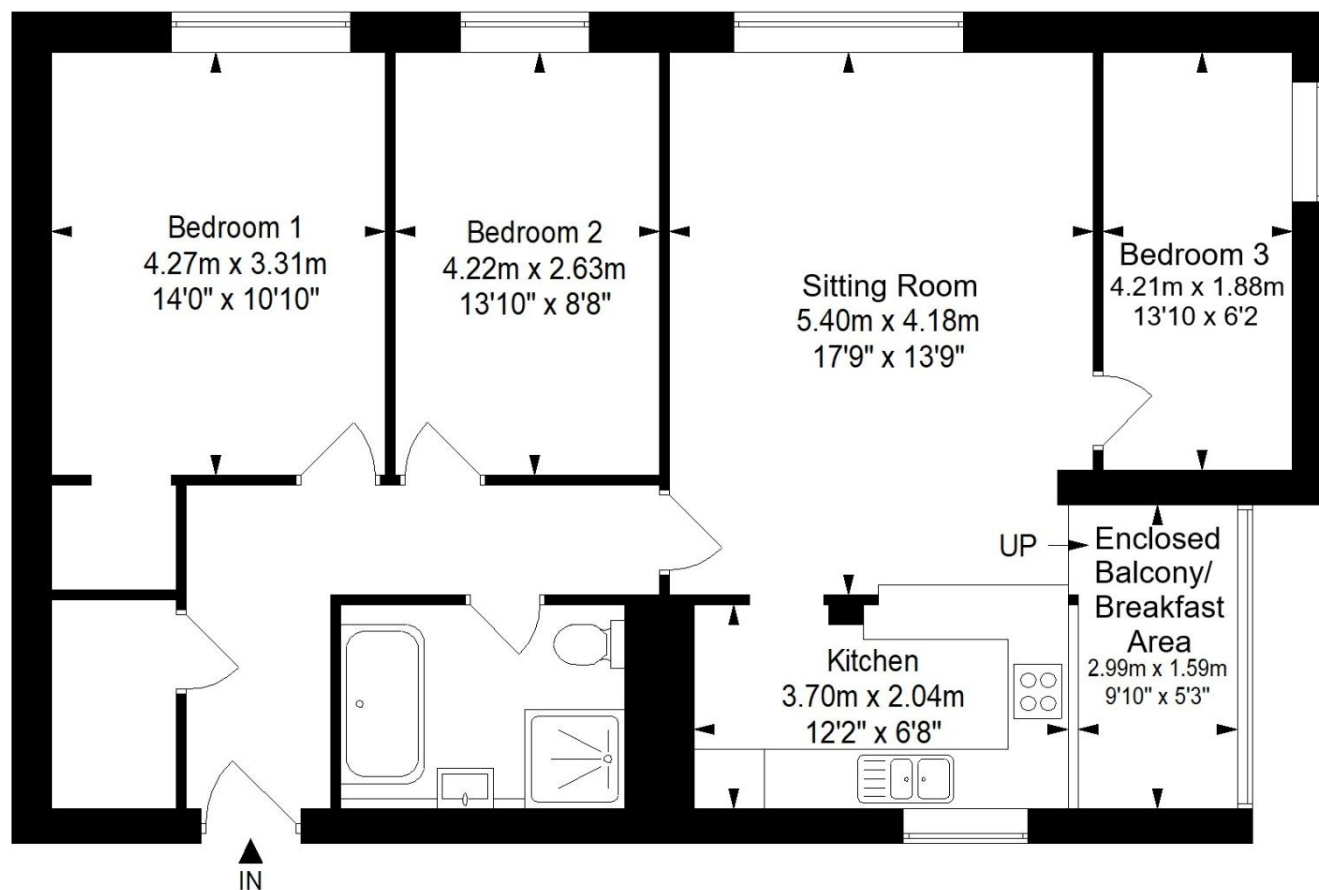
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		62 D
39-54	E	49 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 Gross Internal Area = 93.1 sq m/ 1002.2 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print