



First Floor Flat, 5 Avondale Court, Goodeve Road
Guide Price £325,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1NU

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A well-presented, light filled and spacious, 2 double bedroom, first floor apartment set within a sought-after purpose-built development in leafy Sneyd Park with impressive communal gardens, residents parking and single garage in block.

The property is accessed to the front into a well-kept communal area with steps up to first floor level. From here, a private door opens into the reception hall which gives access to both double bedrooms, family bathroom, large utility/storage cupboard and kitchen/breakfast/sitting room.

The kitchen/breakfast/sitting room is open plan and dual aspect providing plenty of natural light and a lovely space to entertain with attractive views over the beautiful communal gardens. The kitchen benefits from a range of base and eye levels units, wooden worktop surfaces with glass stand, Neff 5 ring gas hob, electric oven and Kenwood American style fridge/freezer. Space and plumbing for dishwasher. Smeg stainless steel sink/drainer. The sitting area is spacious and offers wall and ceiling lights and virtually full height window with westerly orientation. The large utility/storage cupboard houses a Worcester Bosch gas fired combination boiler and plumbing for washing machine.

Both bedrooms are double rooms with windows, also with a westerly orientation, providing views over the leafy and well-maintained communal gardens. Furthermore, they both have built-in wardrobes. The family bathroom is of a good size with obscure glazed windows and a modern suite comprising shower cubicle, bath, low level wc and wash hand basin.

Externally, the exquisite communal gardens surround the building with level lawns, mature shrubs and specimen trees. This property comes with a single garage in block with up and over door. Finally, there is residents parking to the front on a first come first served basis and there are enough spaces for one parking space per apartment.

The development is exclusively owner occupied.

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 29 September 1970, with an annual ground rent of £25 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £180. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C
PLEASE NOTE:

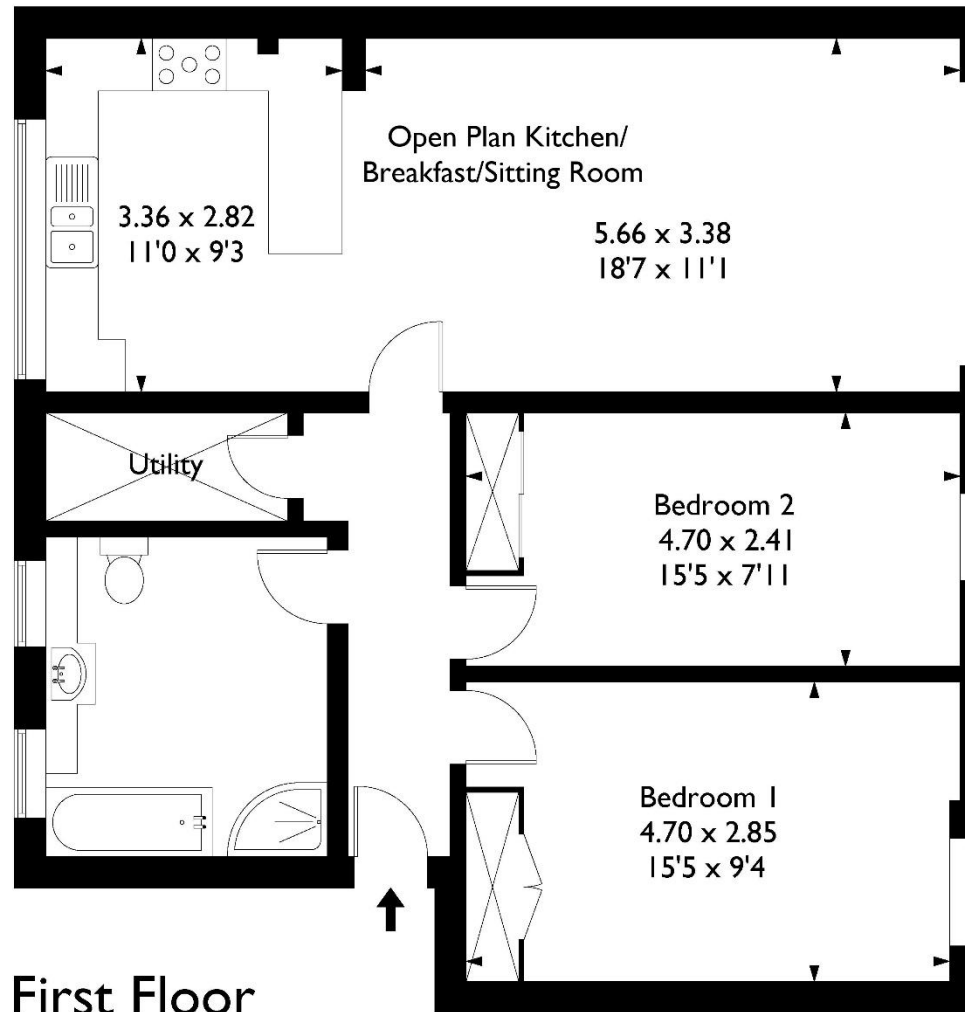
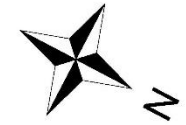
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	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 = 73.35 sq m / 789.53 sq ft



First 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.