



Ground Floor Flat, Flat 8 Marklands, 37 Julian Road
Guide Price £550,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1NP

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Situated on the ground floor of a highly sought-after purpose-built apartment block within striking distance of Durdham Downs - a rare opportunity to acquire this substantial 3 bedroom, 2 bathroom, apartment offering nearly 1,200 sq. ft. of internal space, finished to a high standard throughout and with the added benefit of a single garage as well as off-street parking.

Key Features

- A substantial three double bedroom (including master with en-suite) ground floor apartment set in a well-established apartment block with an organised & efficient management company.
- Situated on the ground floor with level access out from the garden room onto the substantial communal grounds.
- Recently refurbished by the current owners to a high standard throughout including a fitted kitchen with a range of high quality appliances.
- Upvc double glazed windows throughout the apartment (replaced approx. 6 years ago)
- Nestled within a peaceful and popular residential location close to Durdham Downs and within easy reach of Whiteladies Road, Clifton Village and the city centre.
- Beautiful and extensive communal grounds, with plenty of unallocated parking spaces, as well as a single garage. The development also has use of a 'handy' luggage storage room on offer to residents.
- A large welcoming property located in an enviable much sought after location close to Durdham Downs which will suit a multitude of different buyers but particularly those looking to downsize or wanting a secure 'lock up and leave'.

ACCOMMODATION

APPROACH: from the pavement access is via a large driveway with garaging to the right hand side. This sweeping driveway leads up to the communal entrance to the building. Door with intercom entry system opens to:-

COMMUNAL HALLWAY: recently re-decorated and well-maintained space. The private entrance door to the flat can be found on the right hand side. Wooden door opens to:-

ENTRANCE HALLWAY: laid to fitted carpet, moulded skirting boards, dental corning, ceiling light point, 2 doors open to good sized storage cupboards. Doors radiate to all principal rooms.

BEDROOM 1: (12'6" x 12'2") (3.80m x 3.71m) laid with fitted carpets, moulded skirting boards, dental corning, ceiling light point, radiator. Natural light provided by double glazed windows to front elevation. Built-in wardrobes and door opening to:-

En-Suite Wet Room/WC: suite comprising low level wc, wet room style walk-in shower with shower screen and wall mounted shower, bowl style handbasin set on vanity counter with mixer tap, splashback and wall mounted mirror with lighting above. Fully tiled walls and tiled flooring with underfloor heating.

BEDROOM 2: (12'1" x 8'5") (3.69m x 2.56m) natural light provided by upvc double glazed window to front elevation. Laid with fitted carpet, integrated wardrobes, radiator, dental corning, ceiling light point.

BEDROOM 3/DINING ROOM: (12'5" x 12'1") (3.78m x 3.68m) a wonderfully versatile room, currently being utilised as a dining room. Natural light provided by double glazed window to front elevation. Laid with fitted carpet, ceiling light point, dental corning, moulded skirting boards, radiator, built-in storage cupboard and shelving, custom designed work station built into alcove with ample space for computer, printer etc. There is also ample space for dining room table and chairs.

KITCHEN: (14'3" x 5'8") (4.34m x 1.72m) modern fitted kitchen comprising an array of wall, base and drawers units with square edged quartz worktops and inset sink and drainer unit. Integrated appliances include fridge/freezer, dishwasher, 4 ring induction hob with extractor over, and double oven. Inset ceiling lights, tiled flooring. Natural light provided by double glazed window with leafy outlook over the communal gardens to the rear elevation.





SITTING ROOM: (19'2" x 16'11") (5.84m x 5.15m) a wonderful, large triple aspect room flooded with natural light from windows to rear and side elevations with leafy views. Glazed sliding doors to the front elevation opening to a glazed garden room. Laid with fitted carpet, multiple radiators, dental corning, ceiling light points, TV and internet points.

GARDEN ROOM: (11'4" x 6'3") (3.46m x 1.90m) accessed from the sitting room via glazed sliding doors. Natural light provided by further double glazed sliding doors to the front elevation opening to the wonderful landscaped communal gardens. Tiled floors, dental corning, ceiling light points, exposed brick walls.

SHOWER ROOM/WC: suite comprising low level wc with concealed cistern, corner shower cubicle with shower screen and wall mounted shower, bowl style handbasin set on vanity counter with mixer tap, Fully tiled walls and flooring.

OUTSIDE

COMMUNAL GARDENS: extensive and beautifully landscaped communal gardens, maintained and cared for by the management company. Level access from the flat to the gardens via double glazed sliding doors from the garden room.

GARAGE: single garage with up and over door, located immediately on the right hand side of the building.

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 August 1984 with a ground rent of £5 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,300 p.a., which is paid on a quarterly basis. This information should be checked by your legal adviser.

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

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.

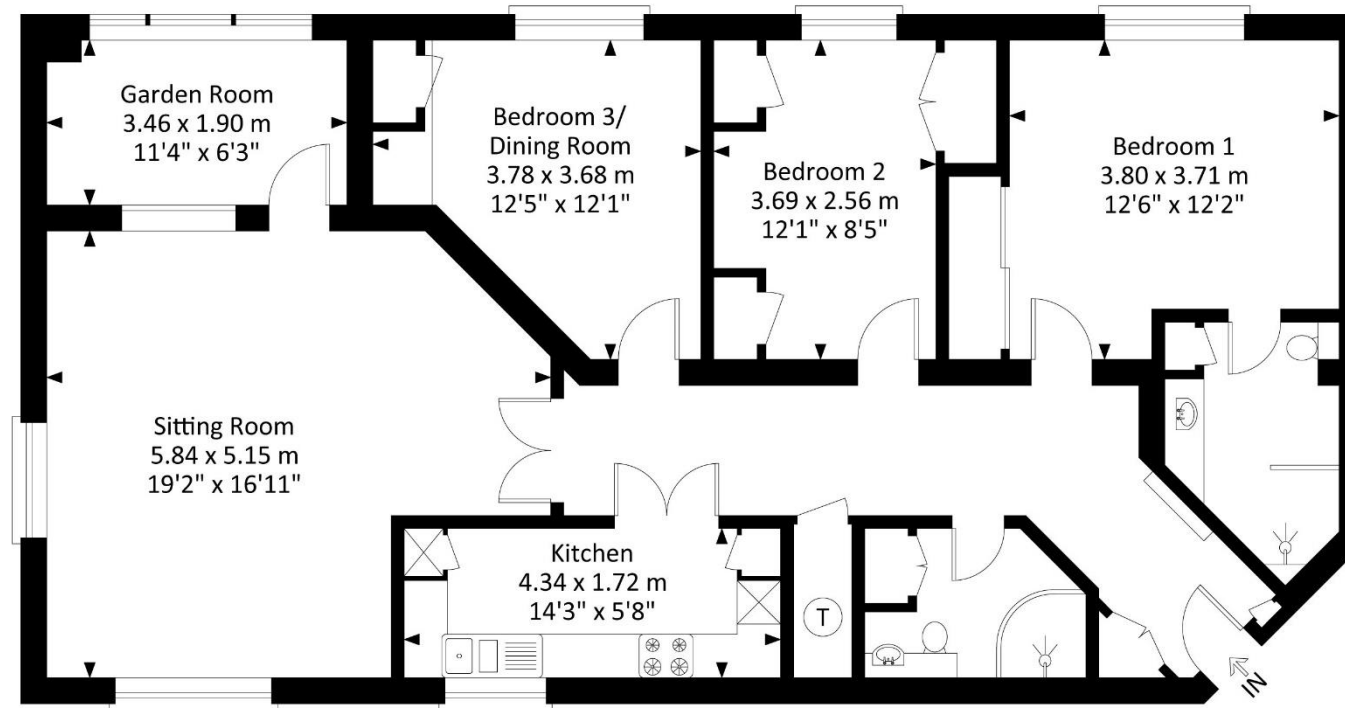
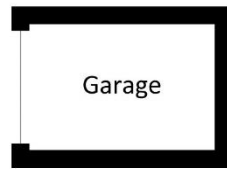
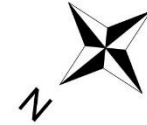


EPC to follow

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

Flat 8, Marklands, 37 Julian Road, Sneyd Park, Bristol, BS9 1NP

Approximate Gross Internal Area = 108.15 sq m / 1164.11 sq ft
(Excluding Garage)



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.