



37
MARKLANDS

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PARKING
TRADESMEN
Vehicles
and contents
are left at
owners
own risk

FLAT 15 MARKLANDS, JULIAN ROAD, SNEYD PARK, BRISTOL

FLAT 15, MARKLANDS, 37 JULIAN ROAD, SNEYD PARK, BRISTOL, BS9 1NP

A particularly light and beautifully presented three double bedroom apartment on the second floor of this highly regarded development, set in a quiet location close to the Durdham Downs. Other benefits include lift access, some pleasant outlooks, a spacious covered sunny balcony, a garage, further residents parking within the grounds of the development and some beautifully tended communal gardens. It should also be noted this property is offered for sale with no onward chain.

SUMMARY OF ACCOMMODATION

Accessed off attractive and recently renovated communal parts the property offers a generous entrance hallway. Immediately to the left on entering the apartment is the doorway to the main bedroom which allows ample room for a double bed, built in wardrobes and a beautifully presented ensuite shower room. The ensuite provides a substantial double shower, a low level WC, a heated towel rail and a wash hand basin. Opposite the entrance to the main bedroom is a useful utility room which offers room and plumbing for white goods and a storage cupboard, and next to the utility room is an airing/storage cupboard. Further to this there are two further double bedrooms which are served by a family shower room offering a spacious double shower, WC, wash hand basin and a heated towel rail.

In addition to this there is a tastefully appointed kitchen with a good range of floor and wall mounted units offering plenty of storage, the latter being topped with an attractive work top. The units include a dishwasher, fridge freezer, a hob and an extractor fan, a breakfast bar and a window with a pleasant outlook over the balcony and beyond. The generous living room allows room for some sizeable living and dining furniture and some lovely raised outlooks. The covered balcony is accessed via double doors from the living room and provides plenty of room for a table and chairs and again, some pleasant outlooks over Sneyd Park.

Outside there is the aforementioned garage and residents parking, a communal luggage storage facility and communal gardens.

OTHER INFORMATION

Tenure – Leasehold 999 years with 960 years remaining, with a share of the Freehold

Service charge - £2,300 per annum, which is paid on a quarterly basis.

Services – All mains services. Up to 1000 mbps upload and 50 mbps download. Voice and data with 02, Vodafone, Three and EE

Local authority – Bristol City Council

Council tax band – Band E - £2,866.40 2023/2024

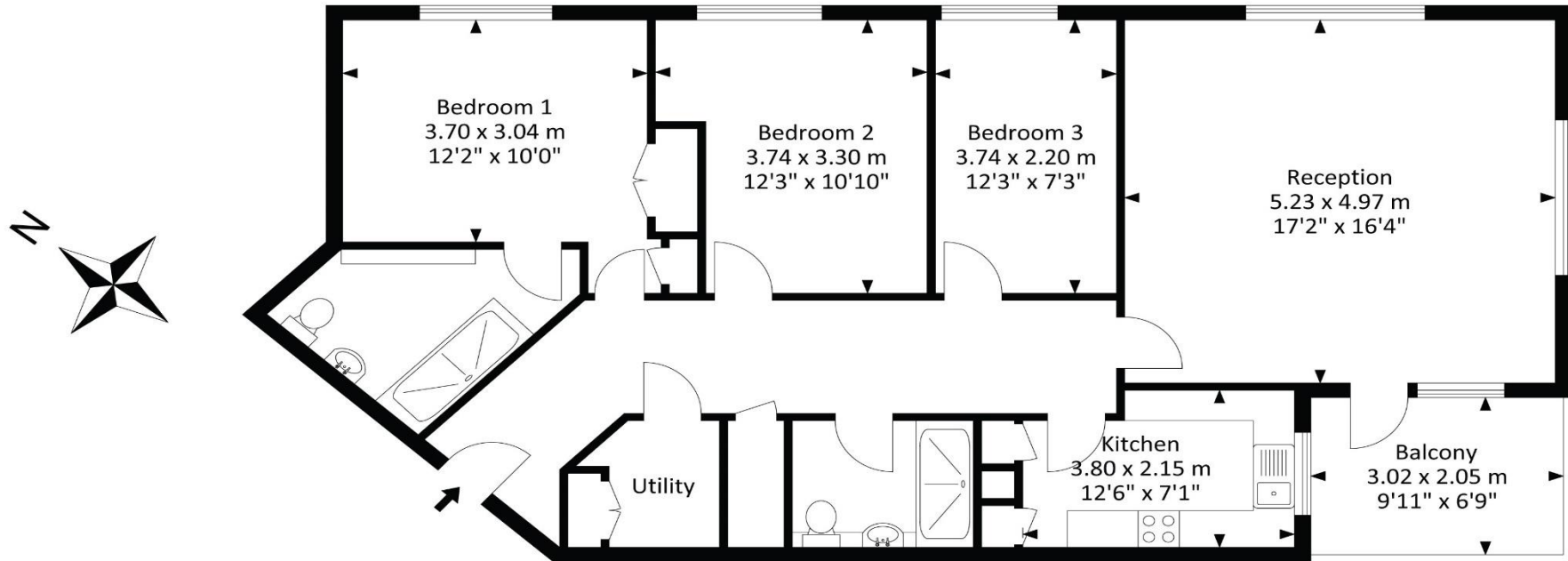
Viewings – Strictly by prior arrangement with sole agents Hydes of Bristol

LOCATION

Marklands is situated just off Julian Road in a superb location within the highly desirable suburb of Sneyd Park being situated on the edge of the open expanse of Clifton's Downs forming 400 acres of inner-city openness. Sneyd Park offers many practicalities over and above some of the neighbouring residential areas. This particularly convenient position offers a choice of extensive local amenities at either Whiteladies Road (within half a mile) or Henleaze (around three quarters of a mile). Bristol city centre is within two miles and can be accessed by a regular bus service that passes the subject property. Access to the national motorway network can be found within two and a half miles to junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping center at Cribbs Causeway. Bristol City centre is within three miles with a regular commuter rail service from Temple Meads to London Paddington and Bristol International Airport is around ten miles away offering daily flights to Europe. The area is particularly well served for schooling in both the state and private sectors.



Approx. Gross Internal Area
1038.30. Sq.Ft - 96.50 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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