

THE TOP FLOOR APARTMENT  
“SUNNINGDALE”  
485 BATH ROAD  
BRISTOL



# THE TOP FLOOR APARTMENT, SUNNINGDALE, 485 BATH ROAD, BRISTOL, BS4 3JU

**A FABULOUS ONE BEDROOM TOP FLOOR APARTMENT WITH OUTSTANDING PANORAMIC VIEWS ACROSS ARNOS COURT PARK. THE BEAUTIFULLY PRESENTED ACCOMMODATION IS FINISHED TO A HIGH STANDARD, AND IS IDEAL LOCATION FOR EASY TRANSPORT LINKS INTO THE CITY. THIS CHARMING APARTMENT ENJOYS SOME INTERESTING ROOFLINES, AND PRESENTS AN IDEAL OPPORTUNITY FOR FIRST TIME BUYERS, INVESTORS OR INDEED ANY DISCERNING BUYER LOOKING FOR A QUALITY ONE BEDROOM APARTMENT.**

## SUMMARY OF ACCOMMODATION

This charming one bedroom apartment occupies the top floor of this Victorian townhouse, which retains some lovely period features, and well proportioned accommodation. The property is well presented throughout, as it has been recently refurbished by the current owners, it offers a superb turn key experience opportunity for any discerning buyer.

The living room boasts a wide dormer window to the front of the property allowing afternoon and evening sunlight to flood the accommodation, as well as enjoying the aforementioned far reaching views overlooking Arnos Court Park, with all of its amenities. The modern fitted kitchen is well appointed and comprises of contemporary white wall and base units, with a rolled edge worksurface over incorporating an integrated stainless steel sink drainer with a swan neck mixer tap, all the surfaces afford splashback tiling, and there is stainless steel oven, with gas hob with extraction over.

The well proportioned double bedroom, enjoys morning sun with far reaching city scape views. This charming room has interesting rooflines and enjoys the benefit of an ensuite. The ensuite houses a modern white suite comprising of WC, wash hand basin, and a walk in shower with glass shower screen.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Tenure** – Leasehold, with a Share Of Freehold

**Service Charge** – A New Management set up, but anticipated to be £960 per year.

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'A' (£1,563.49 for 2023/2024)

**Services** - Main gas, electricity and water.

**Broadband** - Download up to 1,000 mbps and Upload up to 220 mbps.

**Mobile phone coverage** - Voice and data with EE, Vodafone, Three and 02

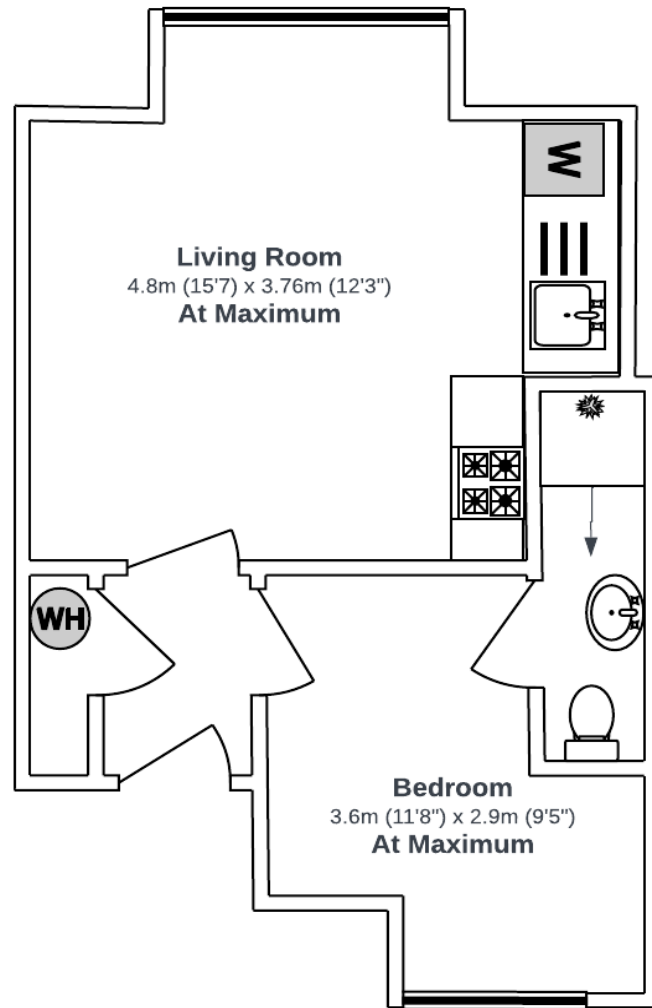
## LOCATION

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. There are numerous sports clubs and golf courses close by and sailing and windsurfing at Baltic Wharf.

For the commuter, this property offers great access to the A4, which has a direct link to the commercial centre of Bristol, and indeed the M32 motorway leading to both the M5 and M4 network. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies directly to many European Cities.



**Floor Plan - The Top Floor Apartmrent  
Sunningdale, 458 Bath Road, Bristol  
Floor Area (Source EPC) 30 m2**



**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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

