



Sneyd Park | Guide Price £325,000

leese
& nagle 

1 Avondale Court, Goodeve Road, Bristol,

- Purpose Built Ground Floor Flat
- 2 Double Bedrooms
- c.20' x 11' Living/Dining Room
- Kitchen, Bathroom, Separate WC
- Double Glazing and Gas Central Heating
- Residents Parking and Single Garage

Avondale Court sits on a sizeable plot in the extremely popular Sneyd Park. The apartment is a wonderful 2-bedroom purpose-built ground-floor flat in a well-managed building with stunning communal gardens and benefits from a single garage and resident parking.

The property is accessed to the front into a secure communal entrance that is immaculately kept and provides rear access to the communal garden. Moving into the apartment the entrance hall has two storage cupboards, one housing boiler for the central heating & hot water, doors to the living/dining room, two double bedrooms, a bathroom, and the WC. The living space comes in the form of a lounge/dining room that is light and airy with full-length uPVC windows overlooking the beautiful communal gardens to maximise their enjoyment with a north-westerly orientation. The reception room also offers carpeted flooring, ceiling light, and coving. Off this room is the kitchen with a window to the rear. It is well fitted with a range of wall and base units, granite effect grey worktop, tiled splashbacks, one and a half bowl single drainer sink unit, built-in oven, fitted gas hob, concealed cooker hood over, space for fridge/freezer, plumbing for washing machine and a serving hatch. There is off this room a pantry cupboard providing great additional storage.





Bedrooms 1 and 2 are proportionate in size both being ample double bedrooms with a wonderful aspect over the gardens and benefit built-in wardrobes, carpeted, ceiling light, and coving. The bathroom has a window and white suite comprising a panelled bath, wash hand basin and tiled splashbacks. There is a separate WC.

To the exterior, the stunning gardens surround the building and are kept to an excellent standard with lawns, mature shrubs, and trees. This property enjoys a single garage with up and over door and lighting. Finally, residents park to the front on a first come first serve basis and there are enough spaces for one parking space per flat.

There is superb access to the Durdham Downs that offers circa. 400 acres of open green space. Local transport comes in the form of the bus route located on Julian Road that provides easy access to Clifton/ City Centre as well as Cribbs Causeway. This development is for owner occupiers only, therefore cannot be let.

This property is being sold with no onward chain.

Tenure: is understood that the property is leasehold for the remainder of a 999-year lease with circa 944 years remaining.

Service Charge: It is understood that at the time of writing these particulars, the monthly service charge is £150 with no ground rent. Avondale Court (Bristol) Management Co Ltd owns the freehold.

Council Tax Band C, Water Rates Included
No pets are allowed, Property cannot be let out.

This information should be checked by your legal adviser.



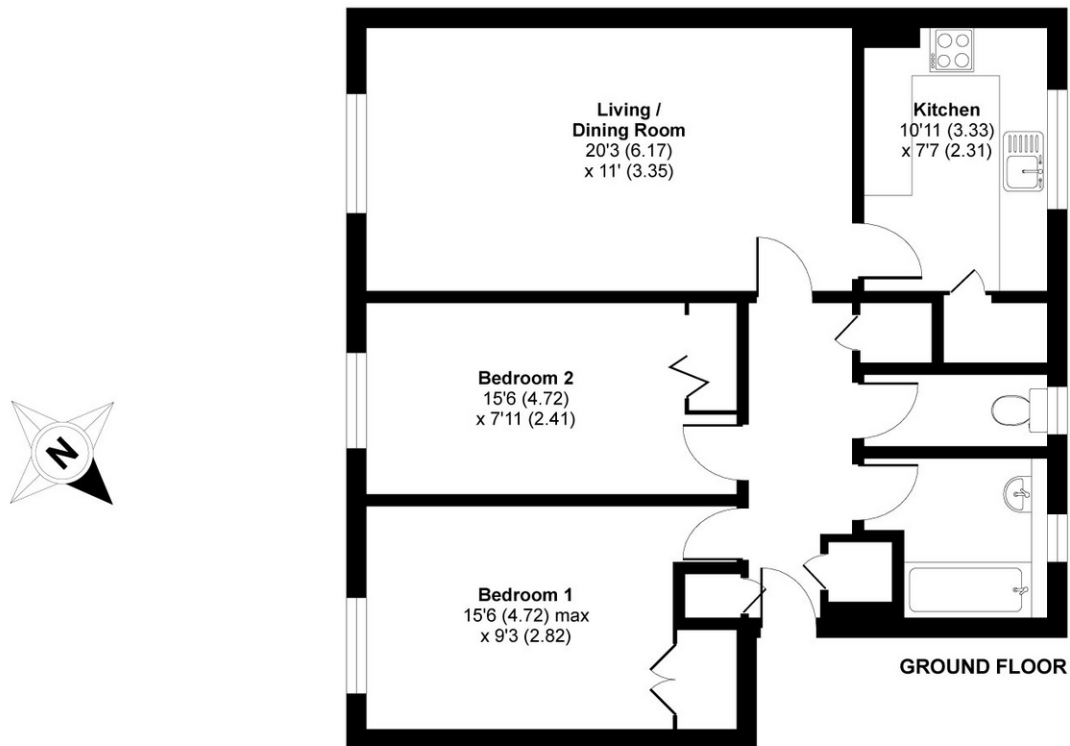
Energy Performance Certificate Rating C



Avondale Court, Goodeve Road, Bristol, BS9

Approximate Area = 775 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1152940



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk