



Sneyd Park | Guide Price £279,950



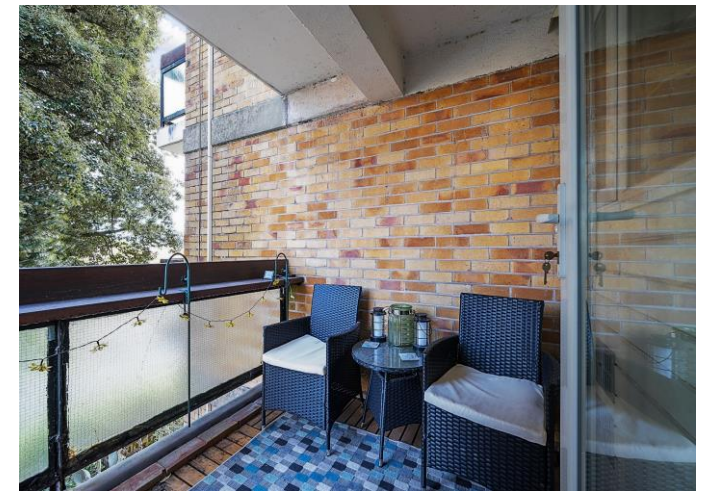
Flat 44 The Pines, Hazelwood Road, Sneyd Park, Bristol, BS9 1QD

- 2 Double Bedrooms
- Ground Floor Apartment
- Purpose Built
- No Onward Chain
- Communal Gardens
- Single Garage

A fantastic 2 double bedroom ground floor flat positioned in leafy Sneyd Park. The property benefits an open plan kitchen/living/dining area, balcony, 2 bedrooms as well as main bathroom, garage and access to communal gardens. Offered with no onward chain.

The property is accessed into a communal hallway first and then into the inner entrance. This gives passage to all of the rooms as well as some useful storage. The living space is open plan and measures 18'1 x 12' with large window, is neatly decorated and acts as a lounge and dining area. It has immediate access to the balcony and the kitchen. The kitchen comprises wall and base units, worktop with a tiled splashback, stainless steel sink/drainer, space for oven, plumbing for washing machine as well as plumbing for a slimline dishwasher, space for fridge/freezer, window and additional storage cupboard.

Bedrooms 1 and 2 are similar in size with window in each to the easterly orientation and benefit from built in storage. The bathroom comprises bath with electric shower over, low level WC, wash hand basin and is partly tiled.





The flat has electric heating.

There is a balcony, perfect for a couple of chairs and enjoys a westerly aspect to the front.

Surrounding the buildings are communal gardens that are well kept with various shrubs/trees and lawns and is for the benefit of the residents.

There is a single garage for the property.

Off street parking is available on a first come, first served basis, located on the right hand side as you drive in from Hazelwood Road.

Important Information:

Tenure:

It is understood that the property is leasehold for the remainder of a 999 year lease which commenced on 25 March 1969. This information should be checked by your legal adviser.

The owner currently pays £624.94 every 3 months. The managing agent is Adam Church Ltd.

Woodside Flats Management Company Ltd own the freehold.

Ground rent:

£16.00 per annum but this is not collected.



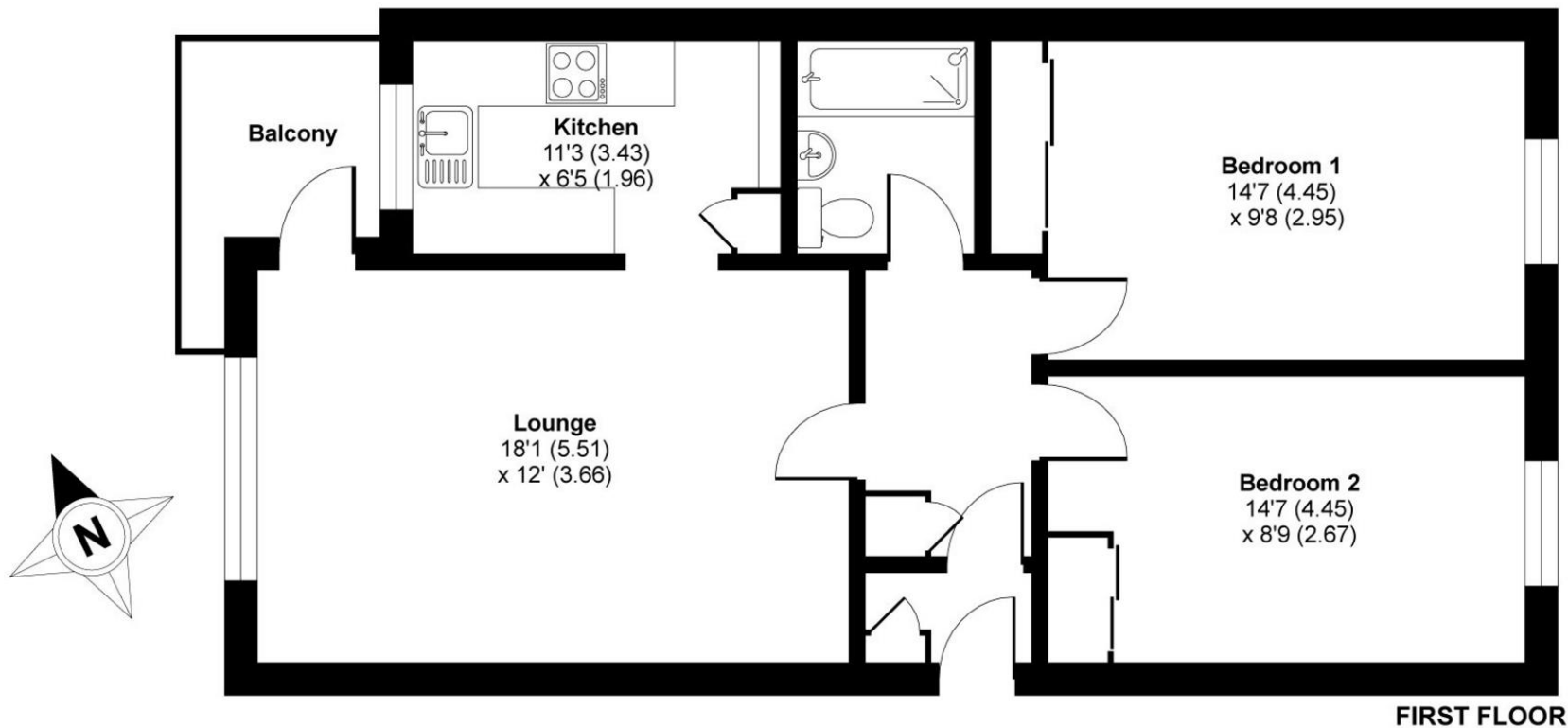
**Energy Performance Certificate
Rating D**



The Pines, Woodside, Hazelwood Road, Bristol, BS9

Approximate Area = 699 sq ft / 65 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1238703



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