



First Floor Flat, 30 Hazelwood Court, Hazelwood Road  
Guide Price £300,000

RICHARD  
HARDING



# First Floor Flat, 30 Hazelwood Court, Hazelwood Road

Sneyd Park, Bristol, BS9 1PU

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A three double bedroom first floor balcony apartment with study, set within a purpose built building in the heart of Sneyd Park. One of the larger flats within the building, there is an attractive leafy outlook with excellent use of extensive communal gardens, visitor parking and garage. No onward chain.

## Key Features

- Set in the prestigious suburb of Sneyd Park and located a short distance from Durdham Downs providing handy access into Blackboy Hill, Whiteladies Road and the city centre.
- **Accommodation:** sitting room, dining room, kitchen, bedroom 1, bedroom 2, bedroom 3, bathroom, separate wc and balcony
- **Benefitting from a modern kitchen and bathroom and is fully double glazed throughout with gas central heating.**
- **Outside:** communal gardens, garage, visitor parking and balcony to front elevation.
- **No onward chain making a prompt move possible.**

## ACCOMMODATION

**APPROACH:** the property is approached to the rear of the parking area and is the rear wing of the building accessed via the communal doorway marked 27-32.

**COMMUNAL HALLWAY:** short communal hallway provided with natural light from skylight above, turning staircase with half landing rising to first floor with two flats per level. Private entrance on right hand side of the landing.

**CENTRAL HALLWAY:** central hallway running through the core of the flat with five doors leading from it, head height electric consumer unit, coat hanging rail and radiator.

**SITTING ROOM:** (17'3" x 12'6") (5.25m x 3.80m) double glazed windows and door onto balcony, overlooking balcony and communal gardens to rear elevation, radiator on opposing wall, coved ceiling. Further internal door through to: -

**STUDY:** (11'1" x 6'11") (3.39m x 2.10m) double glazed window to rear elevation overlooking communal gardens with radiator to side and built in shelving on the opposing wall. (note this room can usually be opened with the adjacent sitting room as the wall is typically non-load bearing)

**KITCHEN:** (12'6" x 6'11") (3.81m x 2.10m) accessed from the sitting room, double glazed windows to rear elevation with attractive views over the communal areas. Deep sill above and 1 1/3 composite sink with swan neck mixer tap and drainer set into square edged worksurfaces with upstand, eye and floor level kitchen units, integrated 4-ring electric hob with electric oven below and integrated extractor hood with lighting. Under counter slimline dishwasher, undercounter washing machine and tall fridge/freezer. Integrated undercounter bin storage and pantry carousel, wall mounted display shelving and tiled effect flooring.

**BEDROOM 1:** (13'1" x 10'7") (4.00m x 3.23m) double glazed windows to front elevation with pleasant views, radiator below & built in wardrobes on opposing wall.

**BEDROOM 2:** (13'1" x 9'2") (4.00m x 2.80m) double glazed window to front elevation with pleasant views, radiator below & hand basin on opposing wall with splashback tiling and medicine cabinet.

**BEDROOM 3:** (13'1" x 6'11") (4.00m x 2.11m) double glazed window to front elevation with pleasant views and radiator below.

**BATHROOM/WC:** a pair of obscure glazed double glazed windows to side elevation, partially tiled walls into corner shower cubicle with thermostatically controlled mixer shower, heated towel rail, handbasin with mixer tap set into vanity unit with cupboards below, tiled upstand extending to enclosure over a 2/3 sized bath with mixer tap and further shower attachment. LED lit wall mirror with shaver point to side, floating shelving and double cupboard for storage with the upper cupboard housing a Worcester Green Star 24i junior combi boiler.







### **OUTSIDE**

**BALCONY:** (20'8" x 3'10") (6.31m x 1.18m) fully covered balcony with balustrade and ample space to enjoy the westerly facing evening sun, with the wider section being able to accommodate a small table and chairs.

**COMMUNAL GARDEN:** lawned gardens with mature trees on both sides of the building.

**GARAGE:** (15'9" x 8'1") (4.80m x 2.46m) (minimum height of the opening door is 1.70m and the width is 2.15m) single garage, which is the fifth one from the left of the substation, closer to the main entrance of the property with standard up and over door, concrete hardstanding, flat roof and outside light within close proximity.

**VISITORS PARKING:** located to the rear of the parking area and garages.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 29 September 1964. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £172. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

#### **PLEASE NOTE:**

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

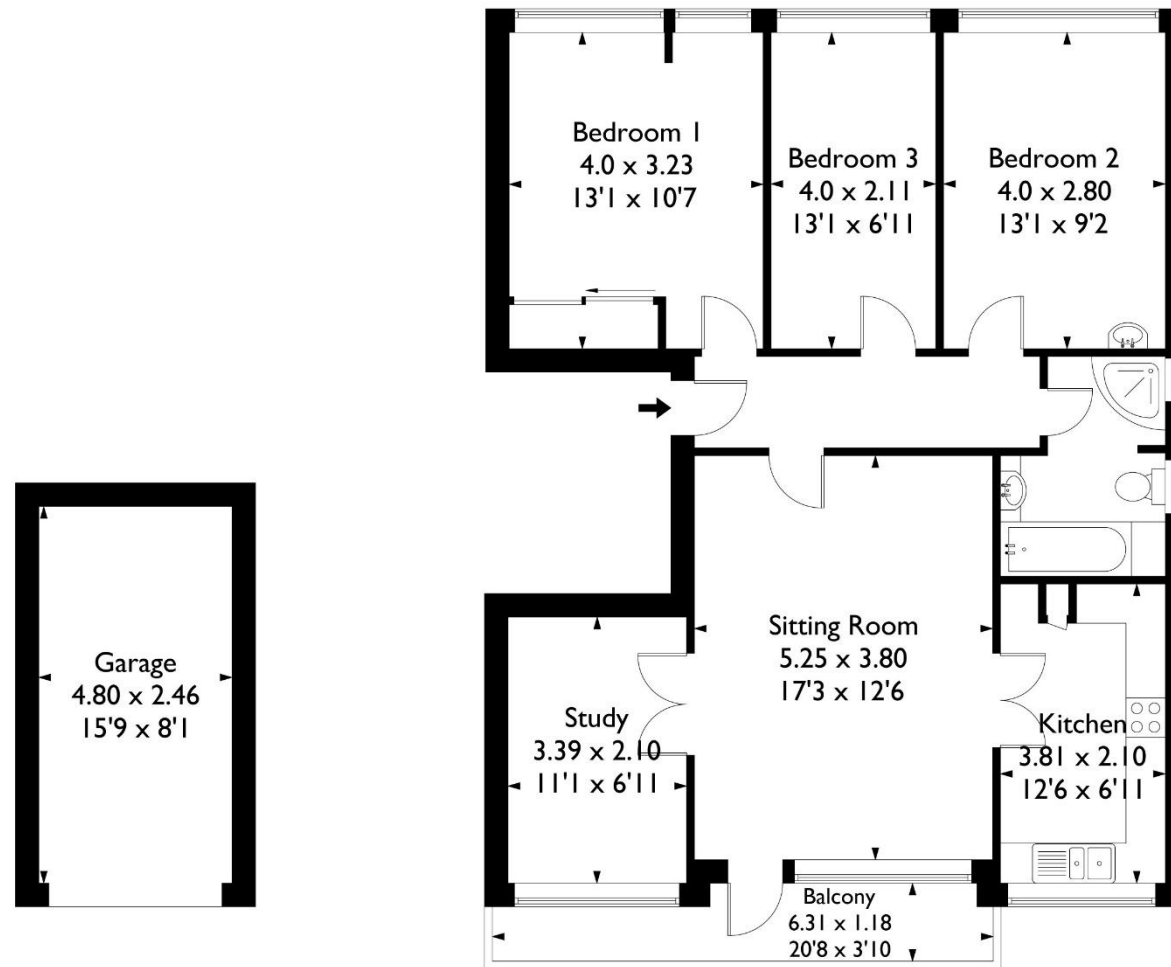
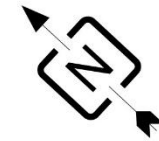
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Hazelwood Court, Hazelwood Road, Sneyd Park, Bristol BS9 1PU

Approximate Gross Internal Area 80.90 sq m / 870.20 sq ft

Garage Area 11.80 sq m / 127.10 sq ft

Total Area 92.70 sq m / 997.30 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.