



Second Floor Flat, 8 Seawalls, Sea Walls
Guide Price £550,000

RICHARD
HARDING

Second Floor Flat, 8 Seawalls, Sea Walls Road

Sneyd Park, Bristol, BS9 1PG

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Enjoying panoramic vistas across the Avon Gorge from the second floor, a fantastic 3 double bedroom, 2 bathroom purpose built apartment within a sought-after development. Enjoying a south-westerly facing terrace, off road parking for 2 cars and exceptional communal gardens with views towards the Suspension Bridge directly from the apartment. No onward chain.

Key Features

- A very large second floor apartment with lift access.
- Three double bedrooms and two bathrooms.
- South-west facing balcony with direct views of the Suspension Bridge, looking down the Avon Gorge and over communal gardens.
- One demised parking space and a second parking space allocated by the residents' committee.
- Exceptional communal gardens positioned under the Seawalls.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: the property is approached over the car park to the communal entrance on the right hand side of the block, with storm porch, intercom entry system and door into:-

COMMUNAL AREA: shared communal area provides access to stairs and recently replaced lift shaft, which provides access to the second floor. Upon exiting the lift turn left, where the private door to the apartment leads into:-

ENTRANCE HALLWAY: a large L-shaped hallway with a series of small meter cupboards and storage cupboards, radiator, coat hanging space and a narrowing of the hallway towards the bedrooms and bathroom.

SITTING/DINING ROOM: (30'4" x 15'5") (9.25m x 4.70m) a very large room which can be sub-divided into two separate reception rooms if required. Double glazed windows and sliding patio doors to rear elevation with exceptional direct views over the Gorge. A pair of radiators and Virgin Media connection. Internal door through to:-

KITCHEN/BREAKFAST ROOM: (15'10" x 9'5") (4.83m x 2.86m) accessed from the sitting room with double glazed windows to rear elevation with fine views, fully fitted kitchen with eye and floor level kitchen units on both sides. Integrated Neff double electric oven at chest height. Integrated Miele appliances which include 5 ring range style worktop mounted gas hob with extractor hood over, fridge with matching freezer to side, washing machine and a full-size dishwasher. Splashback tiling, square edged worksurfaces with breakfast bar area on peninsular, integrated 1 1/3 stainless steel sink with swan neck mixer tap, Virgin Media connection and vinyl flooring.

BEDROOM 1: (15'2" x 11'1") (4.62m x 3.38m) double glazed window to front elevation set into square bay with radiator below and deep tiled sill, extensive built-in wardrobes on both sides of the room around a natural position for the bed, adjustable lighting over the bed area. Internal door through to:-

En-Suite Shower Room/WC: corner shower cubicle with mixer shower (currently capped but easily replaced), WC with concealed cistern into vanity unit which extends to include large hand basin with mixer tap, extensive mirrored medicine cabinet over with integrated shaving light, bidet, tiled flooring, heated towel rail and a wall mounted extractor fan.

BEDROOM 2: (11'7" x 10'5") (3.53m x 3.17m) double glazed window to front elevation set into square bay with deep tiled sill, with radiator below and built-in wardrobes around the natural area for the bed, with further built-in book shelving on opposing wall.

BEDROOM 3: (11'7" x 8'11") (3.53m x 2.72m) square bay with double glazed windows to front elevation with deep tiled sill and radiator below, built-in worksurface and storage cupboards currently housing a home office but could easily be a double bedroom.





BATH/SHOWER ROOM/WC: shower cubicle and bath, with tiled flooring and walls throughout. WC with concealed cistern into vanity unit which extends to include large hand basin with mixer tap, extensive mirrored medicine cabinet over with integrated shaving light, bidet, tiled flooring, heated towel rail and a wall mounted extractor fan.

CLOAKROOM/WC: WC with concealed cistern, wash hand basin with cupboards below.

OUTSIDE

BALCONY: (26'9" x 7'5") (8.15m x 2.27m) large balcony enjoying incredible south-west views over the Avon Gorge and the Suspension Bridge in the distance, with the very attractive Seawalls communal gardens below. Balustrade safety rail, outside lighting and water tap. The inner section is partially covered from the elements.

COMMUNAL GARDENS: large and extensive lawned communal gardens are positioned to the rear of the property and include a hidden seating area with marvellous views down the river towards the Suspension Bridge.

PARKING: the property has access to two parking spaces; one is demised and one is allocated by the residents' committee. It is understood that this has always been the case.

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.

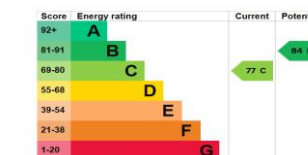
TENURE: it is understood that the property is Leasehold for the remainder of a 998 year lease from 4 January 1977. We understand that the apartment also benefits from a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £342.34 pcm. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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.

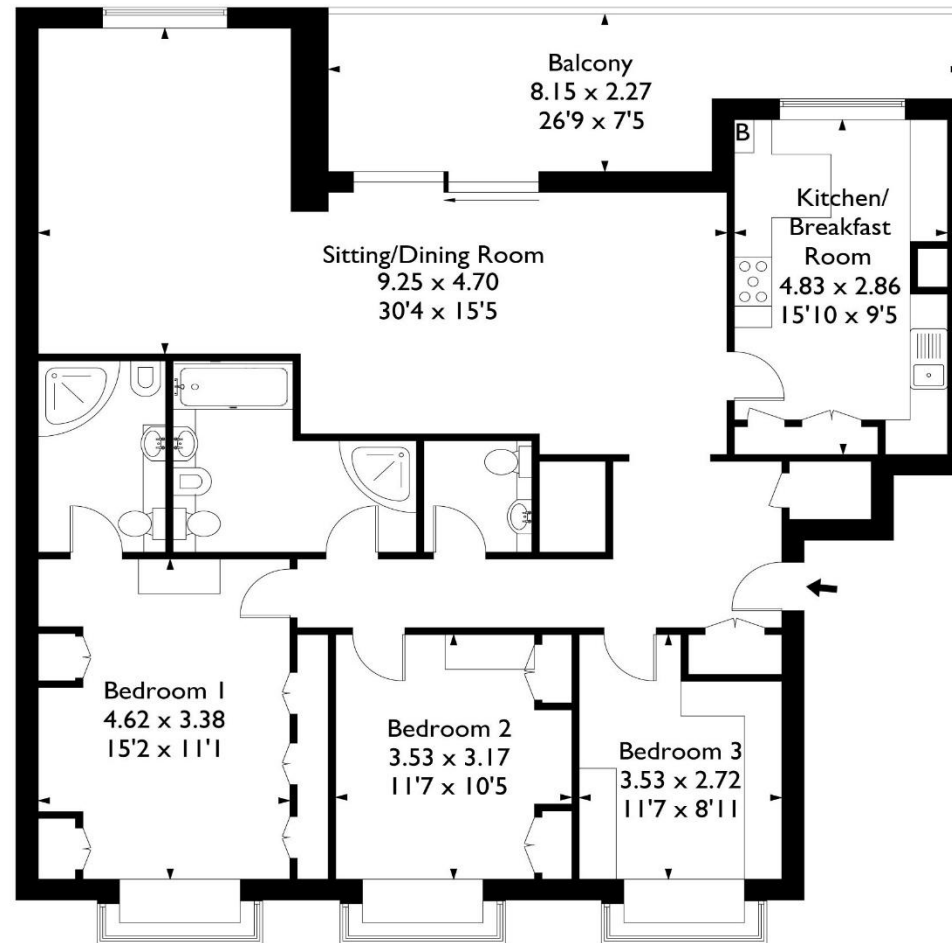
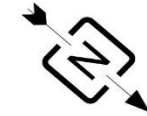


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Seawalls, Seawalls Road, Sneyd Park, Bristol BS9 1PG

Approximate Gross Internal Area | 21.5 sq m / 1308.1 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.