



37
MARKLANDS

Flat 1, Marklands, 37 Julian Road
Guide Price £535,000

RICHARD
HARDING

Flat 1, Marklands, 37 Julian Road

Sneyd Park, Bristol, BS9 1NP

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HARDING

A welcoming, well-proportioned, 3 bedroom apartment set in established landscaped communal gardens. It offers the purchaser an effortless one level, lateral living lifestyle. A real highlight is the private terrace that provides valuable outdoor space and a private entrance to the property, affording a sense of space, privacy and calm.

Key Features

- South facing.
- Private entrance.
- Master Bedroom with en-suite.
- Separate laundry Room.
- Double glazing throughout fitted in January 2025.
- Single garage and ample parking.
- Close to public transport: regular bus service to Bristol.
- No onward chain – awaiting probate.

ACCOMMODATION

ENTRANCE HALLWAY: generous hallways with secure camera intercom door entry system. Access to the airing cupboard with the immersion tank.

OPEN-PLAN RECEPTION/DINING ROOM: (18'8" x 14'0") (5.68m x 4.26m) double doors lead you to the open-plan reception/dining room. With it being south facing, it offers harmonious and calm living space. The windows were recently replaced in 2025 and they perfectly frame the green established trees, promoting the feeling of privacy. Direct access to the private covered terrace.

KITCHEN: (9'0" x 7'11") (2.74m x 2.42m) fitted units maximise the storage in the separate kitchen with built-in integrated appliances and easy access to the boiler.

LAUNDRY ROOM: ample space for washing machine, tumble dryer and shelving affording additional storage.

BEDROOM 1: (15'1" x 10'9") (4.59m x 3.27m) spacious principal double bedroom with window overlooking the rear, quiet grounds. Built in wardrobes with mirrored sliding doors.

En-Suite Shower Room/WC: generous shower room with electric shower, vanity unit and wc.

BEDROOM 2: (13'9" x 10'7") (4.20m x 3.23m) generous double bedroom with built-in wardrobes and large storage cupboard.

BEDROOM 3: (13'9" x 7'2") (4.20m x 2.17m) single bedroom currently used as an office.

FAMILY BATHROOM/WC: well-appointed family bathroom with bath and electric shower over, basin and wc.

LUGGAGE STORAGE: in addition, there is a locked, designated room where you can store 2 suitcases located on the ground floor.

OUTSIDE

COVERED TERRACE: (9'0" x 6'5") (2.74m x 1.96m) a real highlight to the property is the private tiled secluded terrace, directly off the reception room with outside lighting.

GARAGE: (16'5" x 8'9") (5.00m x 2.67m) single garage, with up and over door, with electric lighting.





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 1 August 1984. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,200 (£800 per quarter). 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

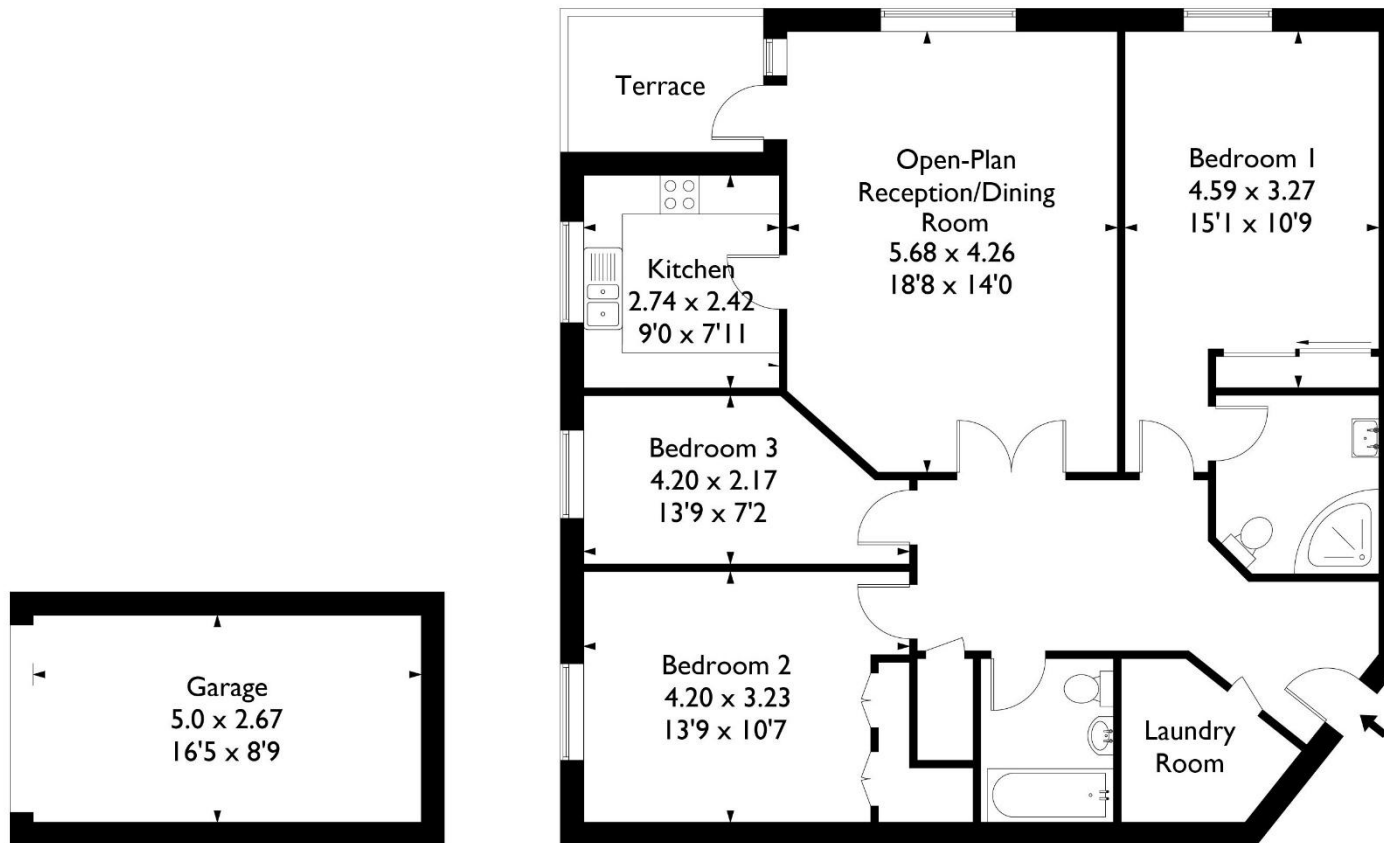
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Marklands, Julian Road, Sneyd Park, Bristol BS9 INP

Approximate Gross Internal Area 97.20 sq m / 1047.20 sq ft

Garage Area 13.40 sq m / 143.70 sq ft

Total Area 110.60 sq m / 1190.90 sq ft



Ground Floor

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.