



Flat 2, 11 The Avenue
Guide Price £425,000

**RICHARD
HARDING**

Flat 2, 11 The Avenue

Sneyd Park, Bristol, BS9 1PD

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HARDING

A smart and spacious circa 932 sq. ft., 2 double bedroom period converted ground floor apartment, forming part of this attractive Victorian building benefitting from covered off street parking, communal gardens and gated access onto Durdham Downs.

Key Features

- Located on a peaceful wide tree-lined road in the sought after area of Sneyd Park bordering Durdham Downs and yet within easy reach of all central areas.
- **Accommodation:** entrance vestibule, entrance hallway, magnificent sitting/dining room leading out onto the communal gardens, modern fitted kitchen, two double bedrooms and a luxurious shower room/wc.
- A civilised and well-presented apartment in a fabulous location.
- Gas central heating and double glazing throughout.

ACCOMMODATION

APPROACH: via a long driveway leading up the side of no. 11a, no. 11 is straight ahead of you. The private entrance to the apartment is on the right hand side.

ENTRANCE VESTIBULE: via hardwood front door with double glazed window to side elevation, cupboard housing gas meter, hessian flooring, moulded skirting boards, door leading to:-

ENTRANCE HALLWAY: a spacious entrance hallway with doors leading off to lounge/dining room, kitchen, bedroom 1, bedroom 2 and shower room/wc. Useful built-in storage cupboard, inset ceiling downlighters, wood effect laminate flooring, skirting boards and a radiator.

KITCHEN: (12'3" x 6'6") (3.73m x 1.98m) a modern fitted kitchen comprising wall, base and drawer units with marble effect worktop over, tiled splashbacks, inset bowl sink with mixer tap over, plumbing and appliance space for washing machine, integrated slimline dishwasher, waist height oven, fridge/freezer. A dual aspect room with double glazed windows to side and rear elevations, with the rear elevation overlooking the lawned communal garden.

SITTING/DINING ROOM: (27'7" x 15'11") (8.41m x 4.84m) a large sociable lounge/dining room with wide bay to rear comprising double glazed windows with central double doors leading out onto a hardstanding area and, in turn, communal gardens. Ample space for sofas and dining room furniture, two radiators, built-in cabinetry to either side of chimney breast, tv point, wood effect flooring, moulded skirting boards.

BEDROOM 1: (12'11" x 8'6") (3.93m x 2.60m) with generous ceiling height, inset ceiling downlighters, double glazed window to rear elevation, built-in double wardrobe with hanging rail and shelf over, radiator, wood effect flooring, skirting boards.

BEDROOM 2: (12'10" x 7'8") (3.91m x 2.34m) high ceilings with inset ceiling downlighters, double glazed window overlooking the communal rear garden, corner cupboard housing combi boiler, radiator, wood effect flooring, moulded skirting boards.

SHOWER ROOM/WC: a luxurious contemporary suite comprising of dual circular sinks based on vanity unit with ample storage, tiled backstand, low level wc, double shower enclosure with waterfall shower plus handheld shower over, tiled surrounds with storage recess, inset ceiling downlighters, dual extractor fans, electric wall mounted radiator, tiled flooring with underfloor heating system.





OUTSIDE

COMMUNAL GARDENS: the apartment has the advantage of accessing communal gardens directly from the lounge/dining room. Access through to Durdham Downs via a secure gate beyond the car parking area. Mainly laid out lawn with a variety of trees and shrubs to the borders.

CAR PORT PARKING SPACE: (17'2" x 8'0") (5.22m x 2.44m) there is one allocated covered off street parking space located at the rear of the property, it is the furthest space on the left hand side (the right half of the far left hand double car port). There are also further unallocated parking spaces for the residents on a 'first come, first served basis'.

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 (less 10 days) lease from 1 January 1981, with a ground rent of £30 p.a. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2172.64. 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	72 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.

The Avenue, Sneyd Park, Bristol BS9 1PD

Approximate Gross Internal Area 86.70 sq m / 932.80 sq ft
(Excludes Car Port)



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.