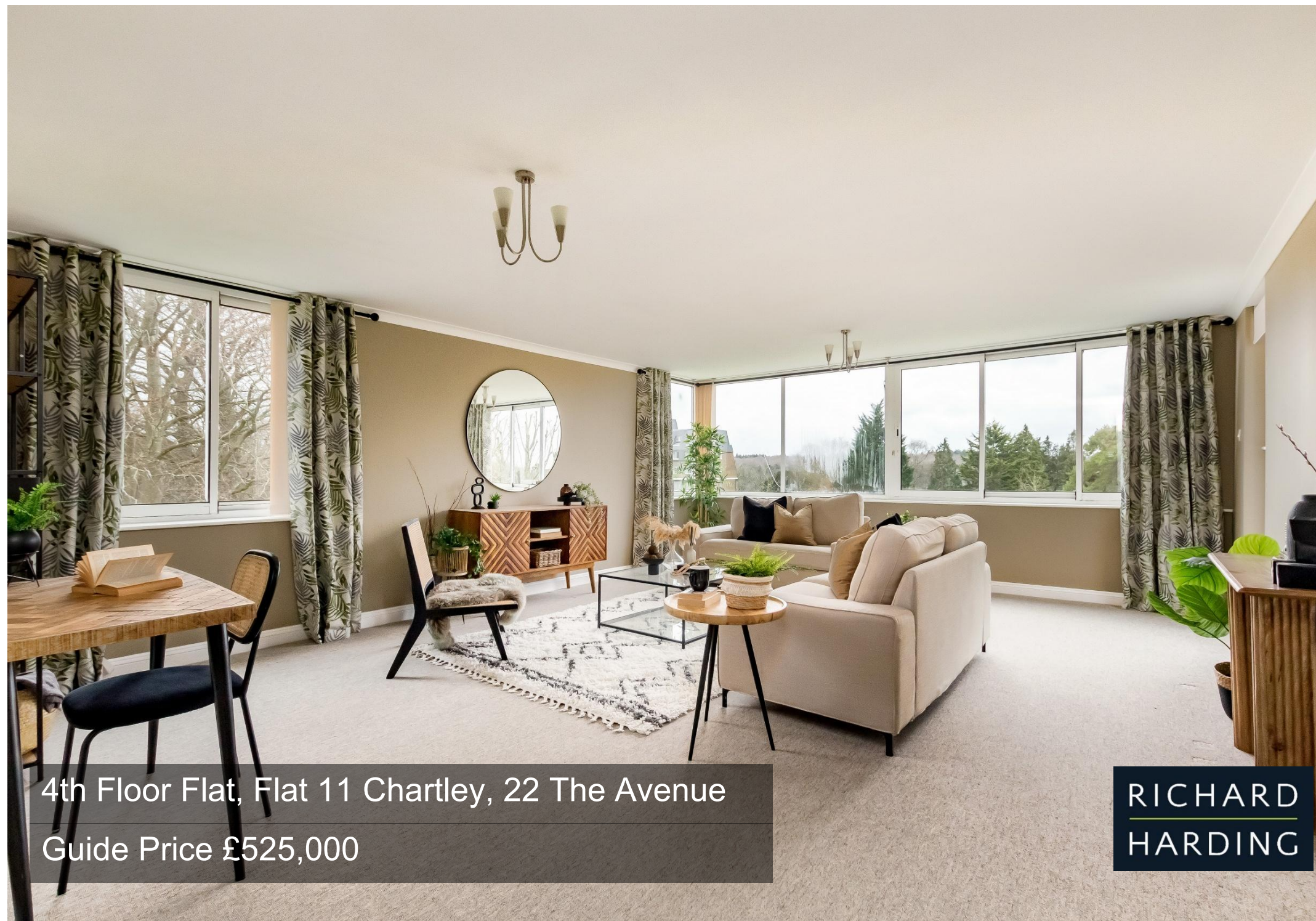




4th Floor Flat, Flat 11 Chartley, 22 The Avenue
Guide Price £525,000

RICHARD
HARDING



4th Floor Flat, Flat 11 Chartley, 22 The Avenue

Sneyd Park, Bristol, BS9 1PE

RICHARD
HARDING

A spacious 2 double bedroom (1 with en-suite) fourth floor apartment with an impressive 22ft x 17ft sitting room and generous size kitchen/dining room both with direct access to a large balcony/terrace with views over the grounds, set in a well-regarded purpose-built apartment block in a sought-after location within a couple of hundred yards of Durdham Downs. Further benefits from lift access and extensive communal lawned gardens and single garage. No onward chain.

Key Features

- A highly regarded building, superbly located in a peaceful and popular residential location close to Durdham Downs and within easy reach of Whiteladies Road, Clifton Village and the City Centre.
- Offering plenty of space with excellent proportioned rooms.
- Fine views over the surrounding area.
- Extensive communal gardens.
- A wonderful south westerly facing terrace with views towards the gorge.
- Benefitting from lift access and a single garage.
- No onward chain making a prompt move possible.





ACCOMMODATION

APPROACH: via pathway leading beside extensive communal gardens to main entrance communal door.

COMMUNAL ENTRANCE LOBBY: staircase and lift access to the fourth floor landing where you will find the private entrance to this apartment.

N.B. within the communal entrance lobby is a **Communal Store Cupboard** with extensive shelving - a section of this shelving is allocated to each apartment within the building.

ENTRANCE HALLWAY: L-shaped entrance hall with coved ceiling. Doors leading to all principal rooms. Cupboard with shelving and consumer unit. Intercom entry and internal window through to the kitchen.

SITTING ROOM: (22'1" x 17'1") (6.74m x 5.20m) large dual aspect room with windows to front and side elevations with wide vista over communal gardens and terrace via double glazed side door. A pair of electric radiators, ceiling coving and telephone point.

KITCHEN/DINING ROOM: (17'0" x 16'10") (5.19m x 5.13m) double glazed door and further sliding patio doors opening onto terrace with excellent views, wooden flooring, radiator and space for dining table. Central kitchen island with roll edged worksurfaces and breakfast bar and undercounter units and undercounter side by side fridge/freezer. Matching L-shaped worksurfaces along the wall with further eye and floor level units, 4-ring electric hob with electric oven below and stainless steel extractor hood over, stainless steel 1 1/3 sink with swan neck mixer tap and drainer, under counter washing machine and under counter tumble dryer, integrated pull out pantry cupboard and integrated dishwasher.

BALCONY/TERRACE: a large partially covered terrace that extends the width of the kitchen/dining room with ceramic tiled floor, balustrade, outside lighting and fine views over the communal gardens towards the Gorge in a south-westerly direction.

MASTER BEDROOM: (14'8" x 14'0") (4.47m x 4.27m) double glazed sliding window to front elevation with excellent views and electric radiator below, coved ceilings, built in double wardrobes adjacent to airing cupboard with wood slatted shelving and water cylinder.

En-Suite Shower Room: fully tiled walls and floor, raised shower cubicle with mixer shower, heated towel rail, close coupled wc, pedestal hand basin with fixed wall mirror above, shaving point and wall mounted extractor fan.

BEDROOM 2: (12'2" x 9'6") (3.72m x 2.90m) double glazed sliding window to front elevation with electric radiator below, coved ceilings and single built-in wardrobe on opposing wall.

BATHROOM/WC: fully tiled walls and floor, acrylic bath with mixer tap, pedestal hand basin with mixer tap, close coupled wc with fixed wall mirror into alcove above, shaving point, heated towel rail and wall mounted extractor fan.

OUTSIDE

VISITOR PARKING: there are visitor parking spaces available for guests on a first come first served basis.

COMMUNAL GARDENS: extensive lawned level communal gardens surround the development with an impressive collection of mature trees.

GARAGE: (16'2" x 8'8") (4.93m x 2.65m) there is a single garage allocated to this apartment towards the rear of the building.



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 Good Leasehold for the remainder of a 800 year lease from 1 January 1971. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,3732 (which is indicative of £311 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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.



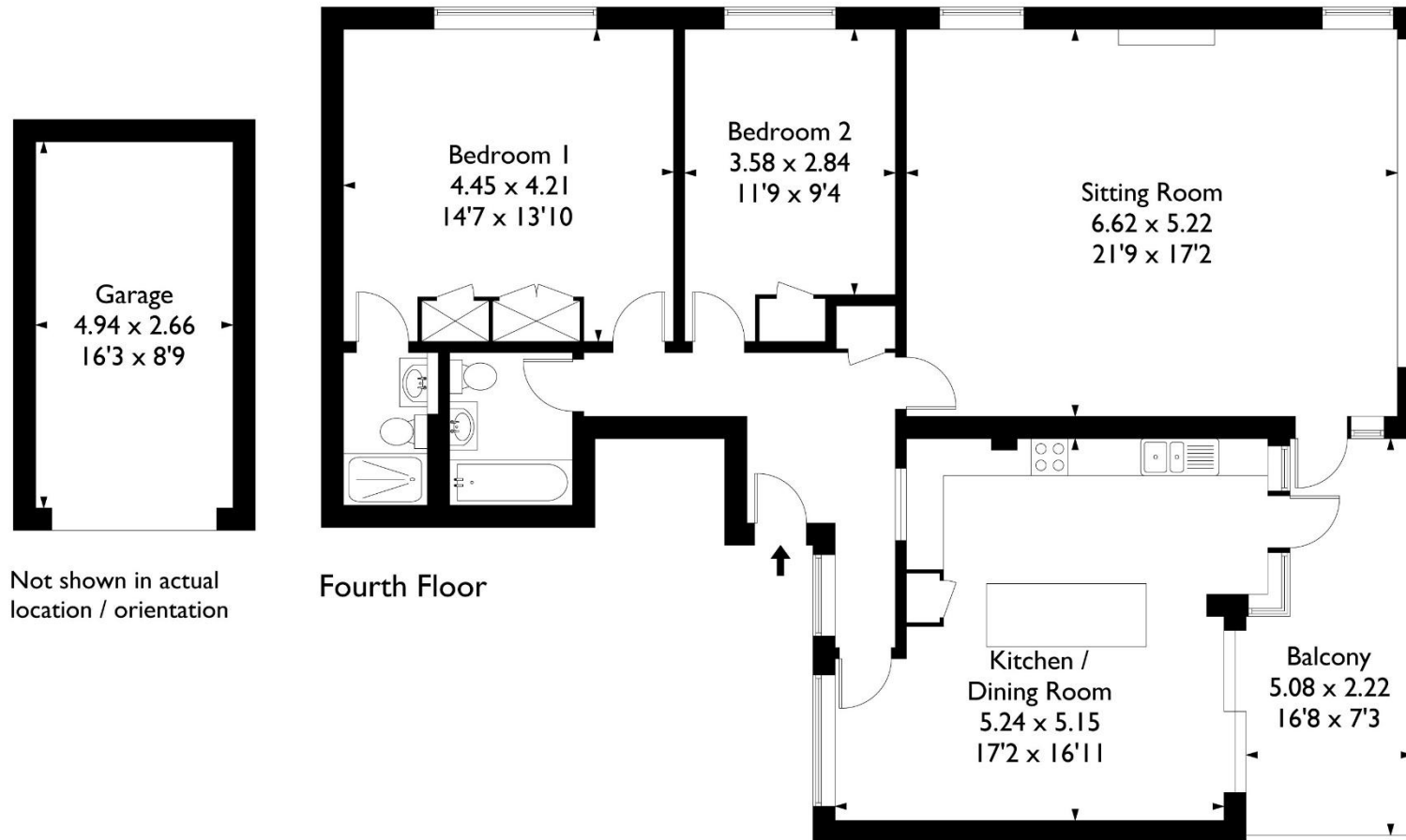
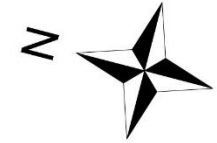


Fourth Floor Flat, Chartley, 22 The Avenue, Sneyd Park, Bristol BS9 1PE

Approximate Gross Internal Area = 109.57 sq m / 1179.40 sq ft

Garage Area = 13.14 sq m / 141.43 sq ft

Total Area = 122.71 sq m / 1320.83 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.