



First Floor Flat (Front), 23 Julian Road

Guide Price £390,000

RICHARD
HARDING



First Floor Flat (Front), 23 Julian Road

Sneyd Park, Bristol, BS9 1JZ

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Set within an imposing and impressive semi-detached Victorian period building in leafy Sneyd Park - a light-filled 2-bedroom first floor apartment, having dual aspect kitchen/dining/living room (21ft x 19ft) with parking on a first come first served basis with three spaces for five apartments.

Key Features

- Having an abundance of period features including high ceilings, ornate moulded corning, sash windows, and period fireplaces.
- Exceptional semi open-plan kitchen/dining/living room having a pair of sash windows to front and further space of sash windows to side.
- Sleek gloss, handleless and soft closing kitchen units with solid wooden worktop surfaces and integrated appliances including cooker, hob, extractor fan, tall fridge/freezer, dishwasher.
- Set in a desirable road in the coveted area of Sneyd Park, the apartment is a few hundred yards from the Downs with green open space and a 600 metre walk to Café Retreat – popular for a weekend coffee.
- Two bedrooms (one with virtually full height sash window) and charming bathroom.
- Accommodation: entrance hall, bedroom 1, semi open-plan kitchen/dining/living room, inner hall, bedroom 2, bathroom.
- Parking on first come first served basis with 3 parking spaces for 5 apartments and a shared bike storage area.
- The building recently underwent significant investment with stonework, re-painting, roof works and eternal decoration.
- To be sold with no onward chain.





ACCOMMODATION

APPROACH: part glazed wood panelled front door with telecom entry system and fanlight, opening to: -

COMMUNAL HALLWAY: tiled effect flooring, tall moulded skirtings, ceiling light point. Multi-panelled wooden door with moulded architraves, opening to: -

COMMUNAL STAIRWELL: turning staircase ascending to the first floor enjoying natural light via tint & light window, ornate moulded cornicing and wall light point. Private wood panelled door (on the right-hand side) with moulded architraves and overlight opening to: -

ENTRANCE HALL: internal obscure glazed windows over the communal stairwell, wall mounted telecom entry system, partial ornate moulded cornicing, moulded skirtings, wall light point. Wood panelled door with moulded architraves and chrome door furniture, opening to: -

BEDROOM 1: (12'8" x 12'2") (3.85m x 3.70m) virtually full height wooden double glazed sash window to the front elevation, period fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, radiator, ceiling light point.

SEMI OPEN-PLAN KITCHEN/DINING/LIVING ROOM: (21'0" x 19'8") (6.40m x 6.00m) a generously proportioned dual aspect kitchen/entertaining space having a pair of multi-paned sash windows to the front elevation plus a further pair of part multi-paned sash windows to the side elevation. Loosely divided as follows: -

Kitchen: comprehensively fitted with an array of handleless, sleek gloss and soft closing base and eye level units combining drawers and cabinets. Solid wooden worktop surfaces with bevel edged splashback tiling and pelmet lighting. Stainless steel sink with draining board to side and mixer tap over. Integral electric oven with 4-ring electric hob, stainless steel splashback and extractor fan. Integral tall fridge/freezer. Integral slimline dishwasher. Engineered wooden flooring.

Living/Dining Room: 3 built in cupboards with coat hooks and shelving, tall moulded skirtings, simple moulded cornicing, two radiators, two ceiling light points. Panelled door with chrome door furniture, opening to: -

INNER HALL: moulded skirtings, partial simple moulded cornicing, ceiling light point. Panelled doors with moulded architraves and chrome door furniture opening to: -

BATHROOM/WC: panelled bath with twin hand grips, shower screen, mixer tap and handheld shower attachment, built in shower unit and further handheld shower attachment. Pedestal wash hand basin with hot and cold water taps, low level dual flush wc. Tiled flooring and majority tiled walls, part multi-paned sash window to the side elevation, wall light point, simple moulded cornicing, extractor fan, ceiling light point.

BEDROOM 2: (10'2" x 7'0") (3.09m x 2.14m) part multi-paned sash window to the side elevation, period fireplace, tall moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

OUTSIDE

PARKING: on a first come first served basis with 3 spaces for 5 apartments and shared bike storage area.



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 25 March 1982. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £62.50. 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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

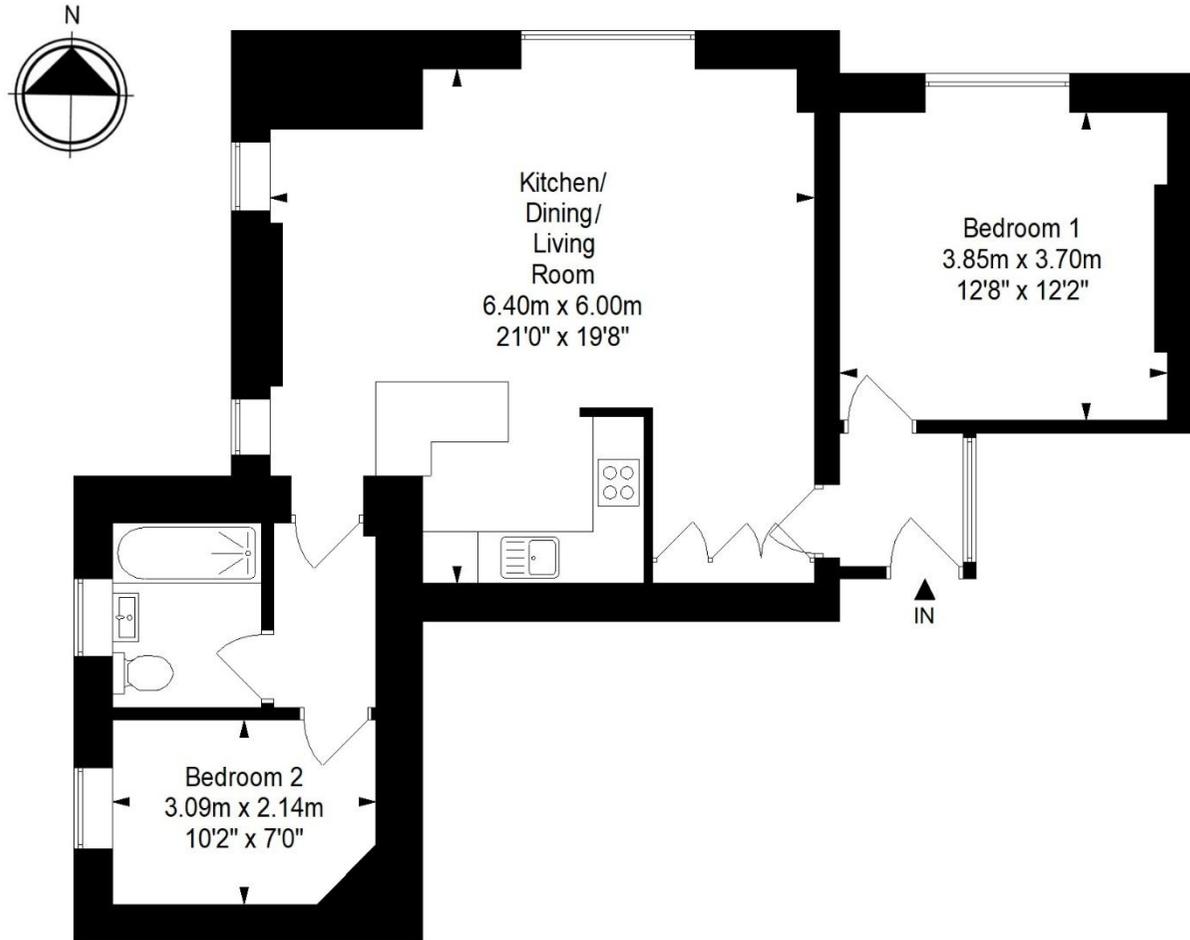
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





First Floor Flat, Julian Road, Sneyd Park, Bristol, BS9 1JZ

Approximate Gross Internal Area = 69.1 sq m/ 743.8 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print