



Second Floor Flat, Flat 3, Sambourne Court, Sea Walls Road
Guide Price £350,000

RICHARD
HARDING

Second Floor Flat, Flat 3, Sambourne Court, Sea Walls Road Sneyd Park, Bristol, BS9 1PG

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A light and spacious 3 bedroom second floor purpose-built apartment with leafy outlook, off street parking space and single garage. Offered to the market with no onward chain.

Key Features

- The apartment enjoys excellent proportions with light filled rooms and neutral colour scheme.
- **Accommodation:** entrance hall, living/dining room, kitchen, bedroom 1, bedroom 2, bedroom 3, bathroom/wc and separate shower room.
- **Outside:** single garage, allocated parking space.
- The property is now vacant and is offered with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: via driveway which leads to the off-street parking area and garaging. The communal entrance door can be found on the right hand side.

COMMUNAL ENTRANCE HALLWAY: staircase leads to second floor landing where the private entrance door to Flat 3 can be found immediately in front of you.

ENTRANCE HALLWAY: ceiling light point, two storage cupboards, door entry intercom system and a radiator. Doors radiate to living/dining room, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.

LIVING/DINING ROOM: (20'4" x 12'10") (6.20m x 3.91m) a large light filled room with double glazed window to rear elevation with leafy outlook, additional double glazed window to side elevation, two ceiling light points, coving, radiators, ample space for sofas and dining room furniture, skirting boards. Door to:-

KITCHEN: (9'2" x 9'0") (2.78m x 2.74m) fitted with a matching range of wall, base and drawer units with roll edge laminate worktop over, integrated oven with 4 ring gas hob over, integrated fridge and freezer. Appliance space for dishwasher and washing machine. Inset stainless steel sink with mixer tap over and drainer unit to one side. Wall mounted Worcester combi boiler, ceiling light point, tiled surrounds, double glazed window to side elevation, extractor fan, tiled flooring.

BEDROOM 1: (13'3" x 11'7") (4.03m x 3.54m) double bedroom with large double glazed window overlooking the rear elevation, ceiling light point, coving, skirting boards.

BEDROOM 2: (13'5" x 8'6") (4.08m x 2.60m) double bedroom with double glazed window to the front elevation, ceiling light point, coving, radiator, skirting boards. Opening to:-

Shower Room: shower cubicle with system fed shower over, tiled surrounds, corner wash hand basin, ceiling light point, extractor fan, tiled flooring.

BEDROOM 3: (10'1" x 7'8") (3.07m x 2.33m) double glazed window to front elevation, ceiling light point, coving, radiator, skirting boards.

BATHROOM/WC: a white suite comprising low level wc, pedestal wash hand basin, panelled bath, ceiling light point, tiled surrounds, radiator, tiled flooring.





OUTSIDE

GARAGE: (15'10" x 9'1") (4.83m x 2.76m) single garage with wood effect metal up and over door, ceiling light point, power sockets.

PARKING: there is one allocated parking space located on the left hand side of the driveway.

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 6 July 1855. We understand that this property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is a variable monthly service charge, by discussion with the Management Company. This information should be checked by your legal adviser.

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

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.

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Approximate Gross Internal Area = 83.46 sq m / 898.35 sq ft

Garage Area = 11.48 sq m / 123.56 sq ft

Total Area = 94.94 sq m / 1021.92 sq ft



(Not Shown In Actual Location / Orientation)

Second 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.