Flat 4 The Cedars, Hazelwood Road

Guide Price Range £300,000 - £325,000

RICHARD HARDING

Flat 4 The Cedars, Hazelwood Road

Sneyd Park, Bristol, BS9 1QA

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A beautifully presented and well-proportioned 3 bedroom purpose built first floor flat with original parquet flooring, private walk-out balcony, far reaching views, garage and well-kept communal gardens, set within tranquil Sneyd Park.

Key Features

- **Set within tranquil and leafy suburb of Sneyd Park, which has close proximity to the Downs and convenient access to Blackboy Hill/Whiteladies Road and Clifton Village. Shopping can be found a short drive away either at Stoke Hill or a little further afield in Stoke Lane and Westbury on Trym.**
- **Accommodation:** entrance porch, hallway, open plan living area with original parquet flooring, country cottage style kitchen with Belfast sink, modern tiled bathroom with white suite and side window.
- **Outside:** private balcony enjoying afternoon and evening sunshine, single garage, visitors parking and communal gardens.
- **No onward chain.**

ACCOMMODATION

APPROACH: set within the Woodside development, The Cedars is the nearest block to Hazelwood Road.

ENTRANCE PORCH: via hardwood front door with obscured glazed window, small cupboard housing electrical consumer unit, hanging space for coats. Door leading to:-

ENTRANCE HALLWAY: a central hallway with original parquet flooring and storage cupboard.

OPEN PLAN KITCHEN/DINING/SITTING ROOM: (**27'5"** max **x 18'1"**) (**8.36m x 5.51m**) measured as one, but described separately as follows:-

Kitchen/Dining Area: (**10'1" x 6'8"**) (**3.08m x 2.04m**) attractive country cottage style kitchen/dining room with butchers block worktops, a range of base and eye level units, large double drainer Belfast sink, built-in dishwasher and induction hob, plumbing for washing machine and tumble dryer, space for fridge and freezer.

Living Area: (**20'9" x 18'1"**) (**6.31m x 5.50m**) L shaped living area with upvc double glazed windows providing far reaching views. Glass panelled door leading to:-

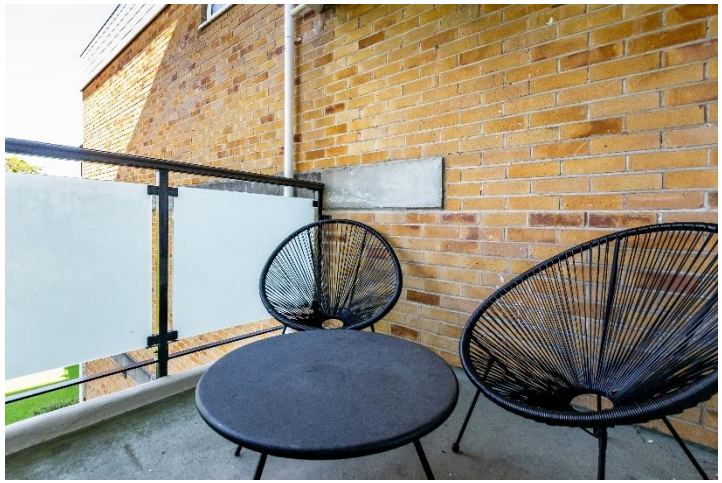
Walk-Out Balcony: (**9'8" x 6'11"**) (**2.95m x 2.10m**) L shaped walk-out private balcony which enjoys afternoon and evening sunshine, and attractive views over the communal gardens.

BEDROOM 1: (**14'8" x 9'8"**) (**4.47m x 2.95m**) built-in wardrobes with sliding doors, upvc double glazed window to front elevation.

BEDROOM 2: (**14'0" x 7'11"**) (**4.27m x 2.41m**) built-in wardrobes with sliding doors, upvc double glazed windows to front elevation.

BEDROOM 3: (**11'5" x 8'8"** max) (**3.48m x 2.64m**) open wardrobe and shelving, upvc double glazed window to front elevation.

BATHROOM/WC: a modern tiled bathroom with white suite comprising low level wc, wash hand basin, panelled bath with electric shower over, ceiling light point, tiled surrounds, built-in storage, shaver socket, heated towel rail, tiled flooring, and modern obscured glass upvc double glazed window.



OUTSIDE

COMMUNAL GARDENS: well-maintained communal gardens surround the development and are available for the use of the residents of The Pines, The Cedars and The Beeches. There is a communal bin store and recycling area.

SINGLE GARAGE: (**16'7" x 7'1"**) (**5.05m x 2.15m**)

VISITOR PARKING: in addition to the owners garages 40+ parking spaces are available for the owners and visitors on a first come first served basis, plus there is adjacent unrestricted street parking.

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 1969, with a service charge of £2,499.76 p.a which also includes service charge, building insurance and water. This information should be checked with your legal adviser.

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

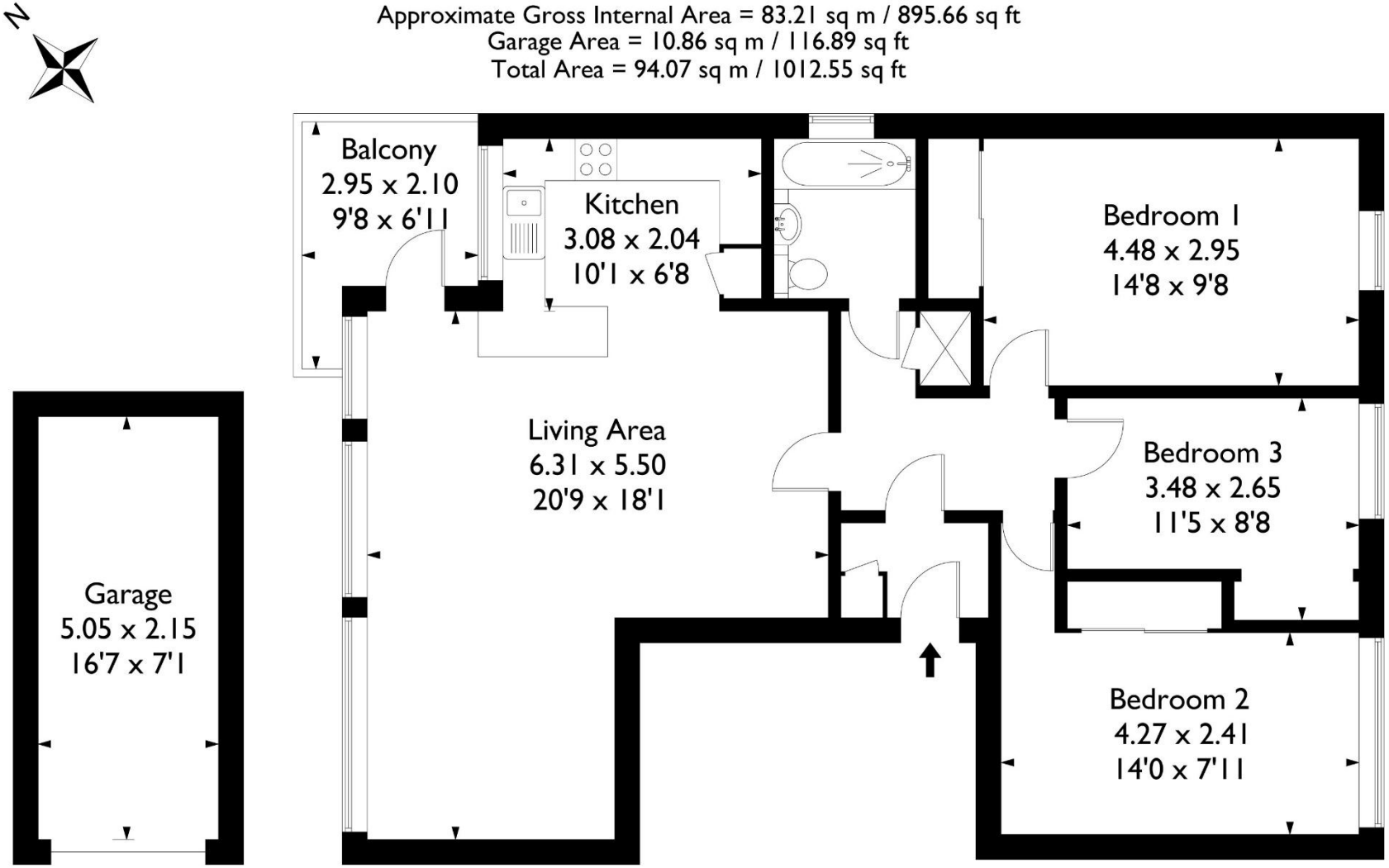
PLEASE NOTE:

1. **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.
2. **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
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

The Cedars, Hazelwood Road, Sneyd Park, Bristol, BS9 1QA

Approximate Gross Internal Area = 83.21 sq m / 895.66 sq ft
Garage Area = 10.86 sq m / 116.89 sq ft
Total Area = 94.07 sq m / 1012.55 sq ft



Garage

First 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.

The Property Ombudsman RICS

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