



First Floor Flat, 40 Goodeve Park, Hazelwood Road
Guide Price Range £230,000 - £245,000

RICHARD
HARDING

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Sneyd Park, BS9 1QF

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A fully renovated and light apartment, forming part of this well-regarded and purpose-built development – being offered with no chain. Included are a garage, well-maintained grounds, and use of an indoor heated swimming pool. Inside there is an open plan and yet cleverly zoned living space, a good-sized double bedroom, well-appointed shower room and built in storage.

Key Features

- In 2025 the combination boiler was replaced as was the internal plumbing.
- Located in the sought-after area of Sneyd Park, a leafy suburb close to The Downs and Clifton.
- A bright and fully renovated apartment with garage located almost immediately below.
- Access to well maintained ground, a heated indoor swimming pool and handy laundry room.
- 463 sq. ft / 43 sq. m of space, that has recently undergone a full renovation project.

ACCOMMODATION

APPROACH: four steps rise to the communal entrance where a further six steps lead up to the raised hall floor, where the private entrance to flat 40 is found. The private entrance opens into:-

ENTRANCE HALLWAY: terrazzo style ceramic tiled floor, whitewashed walls with a black detailed ceiling hung light. Hallway leads around to the left where doors open to the bedroom, bathroom/wc and open-plan kitchen/living area.

OPEN-PLAN KITCHEN/LIVING AREA: (21'11" x 11'9") (6.68m x 3.59m) measured together but described separately as follows:

Living Area: large window to the front elevation overlooking the communal gardens, terrazzo style ceramic tiled floor, boxed in Baxi combination boiler and a glazed wall which subdivides the living area from the kitchen.

Kitchen: white kitchen with floor and wall hung units with black ceramic tiled splashback, point for a large fridge/freezer, integrated electric hob and oven below, stainless steel sink with drainer and a chrome mixer tap over. Integrated dishwasher, white laminated worksurface that leads around to a stain black worktop peninsula which doubles up as a dining extension to the kitchen.

BEDROOM: (13'0" x 9'3") (3.97m x 2.82m) window to front elevation overlooking the communal grounds, terrazzo style ceramic tiled floor, whitewashed walls, space for a large triple wardrobe and a radiator point.

SHOWER ROOM/WC: terrazzo style ceramic tiled floor, aluminium heated towel rail, wc with concealed cistern and white ceramic sink with mixer tap over fitted within a vanity style storage cupboard. Mirrored storage cupboard. Modern shower enclosure with a thermostatic chrome shower arrangement with deluge head above and a white shower tray. Door opening to a utility cupboard.





OUTSIDE

COMMUNAL GARDEN: from the garage, you walk away from the building between the opposite rank of garages into a large communal grounds with a well maintained lawn which also houses a number of very mature trees and shrubs. From here a pathway leads to:-

INDOOR SWIMMING POOL: changing facilities with saunas, internal heated swimming pool with a glazed wall overlooking the communal grounds. Door opening to:-

Laundry Room: quarry tiled floor, two washing machines, three tumble dryers and a drying rack.

GARAGE: garage number 2 belongs to the property and can be found on the right hand side, but should be numbered 26 which can be added. The garage has access to power, is big enough to house a city car, or a Porche, and has an up and over steel door with a concrete floor.

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 1 January 1974. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £240. This information should be checked by your legal adviser.

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

PLEASE NOTE:

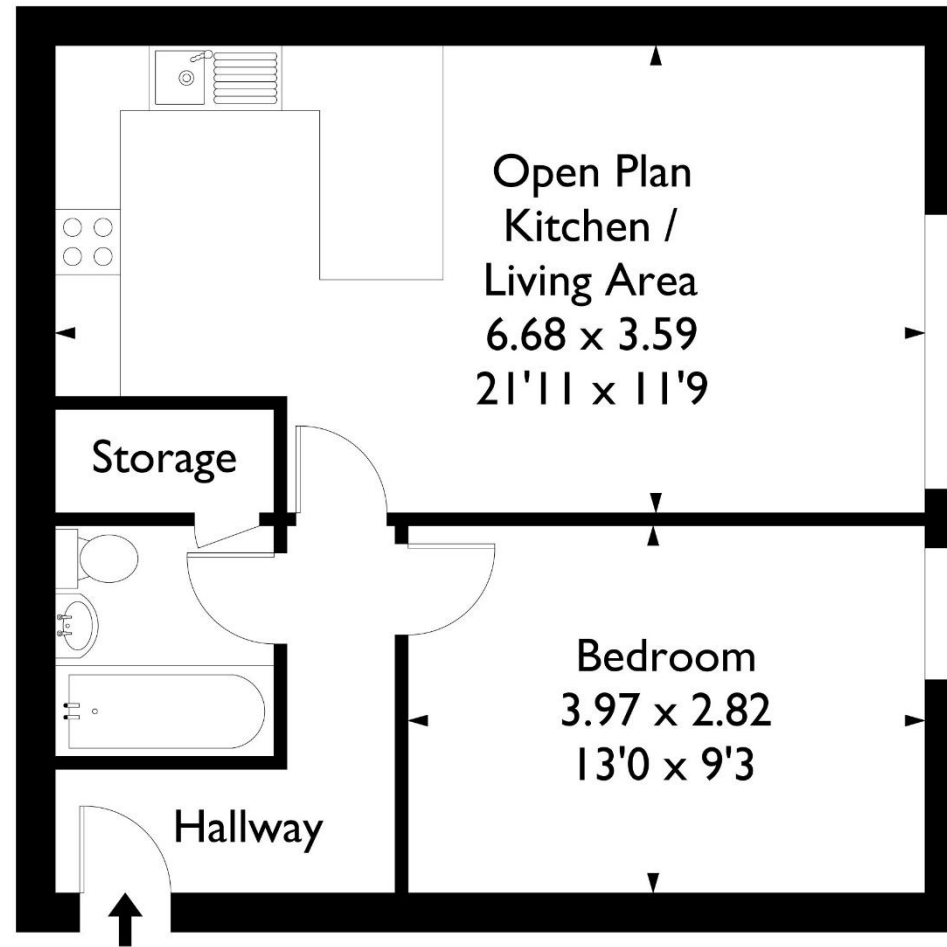
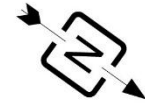
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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.

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.

Goodeve Park, Hazelwood Road, Sneyd Park, Bristol, BS9 1QF

Approximate Gross Internal Area 43.0 sq m / 463.0 sq ft



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.