



First Floor Flat, 9 Julian Road
Guide Price £425,000

RICHARD
HARDING

First Floor Flat, 9 Julian Road

Sneyd Park, Bristol, BS9 1NQ

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Commanding an elevated position on the first floor within an imposing and impressive semi-detached Victorian period building in leafy Sneyd Park, a moment's stroll from 400 acres of the green open spaces of Durdham Downs. A light filled 2 double bedroom apartment circa 1,222 sq. ft with spacious drawing room and separate kitchen.

Key Features

- Having an abundance of period features including high ceilings, ornate moulded corning, sash windows and period fireplaces.
- Set in a desirable road in a 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, a popular spot for a weekend coffee.
- **Accommodation:** entrance hall, drawing room, kitchen/breakfast room, two double bedrooms and family bathroom/wc.
- **Two good size double bedrooms.**
- **To be sold with no onward chain.**

ACCOMMODATION

APPROACH: via communal entrance to the left hand side of the building, where there is an internal stairwell and metal open tread staircase ascending to the first floor landing where you will find the private entrance to the apartment, further door on the left hand side.

ENTRANCE HALLWAY: partial ornate moulded corning, moulded skirtings, two ceiling light points, radiator, large storage cupboard and doors radiating to all principal rooms.

DRAWING ROOM: (20'6" x 15'0") (6.25m x 4.57m) a gracious principal reception room having virtually full width bay window to the front elevation comprising three multi-paned wooden double glazed sash windows, radiator, simple moulded corning, picture rail, central ceiling light point and tall moulded skirtings.

KITCHEN/BREAKFAST ROOM: (14'1" x 10'9") (4.30m x 3.28m) fitted with a range of wall and eye level units with drawers and roll edge worksurface over. Two large multi-paned double glazed wooden sash windows to rear elevation. Integrated appliances including Hotpoint washing machine, Bosch dishwasher, 4-ring electric hob, Hotpoint electric oven and Hotpoint microwave. Stainless steel sink and drainer unit with swan neck mixer tap over, tiled splashback, central ceiling light point and Vaillant combi-boiler.

BEDROOM 1: (21'5" x 15'2") (6.53m x 4.63m) a large double bedroom with four wooden double glazed sash windows to the rear elevation enjoying a southerly orientation. Chimney breast with recesses to either side, tall moulded skirting boards, picture rail, simple moulded corning, two central ceiling light points and a radiator.





BEDROOM 2: (15'2" x 11'6") (4.62m x 3.50m) two wooden double glazed sash windows to the front elevation, chimney breast with recesses to either side, moulded skirtings, picture rail, simple ornate cornice, two central ceiling light points and a radiator.

BATHROOM/WC: white suite comprising low level wc with concealed cistern, vanity unit with inset basin and mixer tap over with cupboards directly below, bath with swan neck mixer taps, separate shower enclosure with mains fed shower, part tiled walls, inset spotlights and a mains fed towel radiator.

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 1992. It is also understood that the property holds a Share of the Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £130 per month. 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.

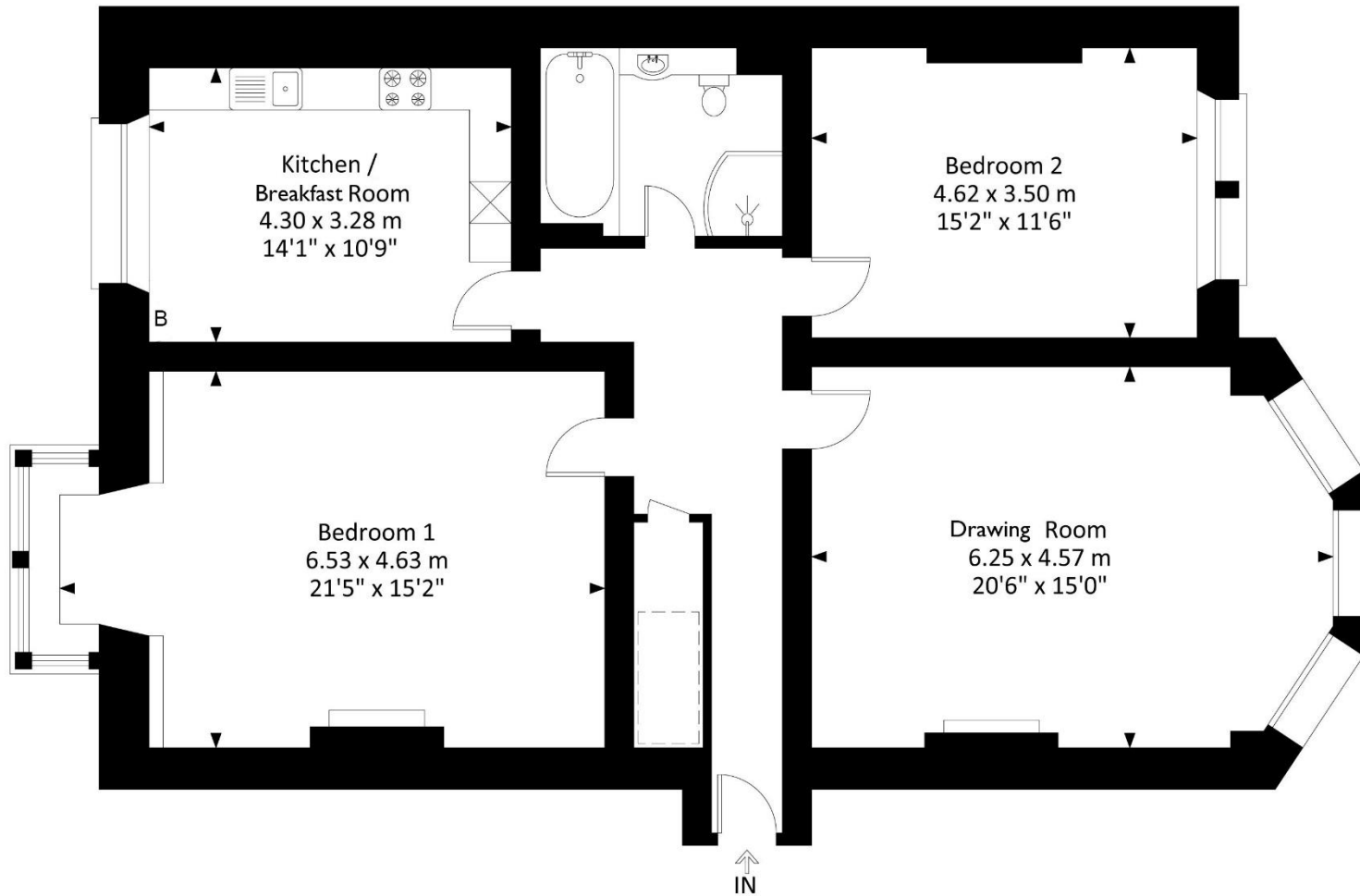


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 113.59 sq m / 1222.67 sq ft



First Floor

Illustration for identification purposes only, measurement are approximate, not to scale.