



First Floor Flat, 22 The Beeches, Hazelwood Road

Guide Price £285,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1QB

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A bright and well-configured 3 bedroom purpose built first floor apartment which benefits from semi open-plan kitchen/sitting/dining room, private balcony with far reaching views, garage and well-kept communal gardens.

Key Features

- Set in the 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, semi open-plan kitchen/dining/sitting room, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.
- **Outside:** private balcony, garage, visitors parking and communal gardens.
- Offered to the market with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: upon entering Woodside, The Beeches is located at the far end of the development. A pathway leads down to the communal front entrance door which is marked 'Flats 19-24', take the stairs to the first floor landing and the private entrance door can be found on the left hand side.

ENTRANCE PORCH: via hardwood front door with obscured glazed panels, small cupboard housing electrical consumer unit, storage recess with storage shelf above, ceiling light point, skirting boards. Door leading to:-

ENTRANCE HALLWAY: ceiling light point. Doors leading to open-plan kitchen/dining/sitting room, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc. Airing cupboard housing hot water cylinder.

OPEN-PLAN KITCHEN/DINING/SITTING ROOM: described separately as follows:-

Kitchen: (10'6" x 6'10") (3.20m x 2.09m) fitted with a matching range of wall, base and drawer units with roll edged laminate worktop over, inset stainless steel sink with drainer unit to one side, integrated electric oven with hob and extractor over. Space for the following appliances – fridge, freezer, washing machine and tumble dryer. Useful fitted pantry cupboard. The worktop can be doubled up as a large breakfast bar. Double glazed window overlooking the balcony, ceiling light point, tiled surrounds, tile effect flooring. Large square opening to:-

Dining/Sitting Room: (18'1" x 12'0) (5.52m x 3.66m) large double glazed window overlooking the communal gardens and parking area with leafy backdrop beyond, ample space for sofas and dining room furniture, two ceiling light points, skirting boards, double glazed door leading to:-

Balcony: a private covered outdoor space, ideal for bistro table and chairs, offering a good degree of privacy with far reaching views.

BEDROOM 1: (16'10" x 9'8") (5.12m x 2.95m) a double bedroom with double glazed window with leafy outlook over the communal gardens, built-in sliding mirror wardrobes with hanging rail and shelving above, ceiling light point, skirting boards.

BEDROOM 2: (13'11" x 10'8") (4.43m x 3.26m) a double bedroom with double glazed window with private leafy outlook, built-in storage recess with hanging rail plus shelving, wood effect laminate flooring, ceiling light point, skirting boards.

BEDROOM 3: (11'3" x 8'9") (3.43m x 2.67m) a double bedroom with double glazed window, ceiling light point, skirting boards.

BATHROOM/WC: a white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with electric Mira shower over, ceiling light point, extractor fan, tiled surrounds, built-in storage cupboard, shaver socket, heated towel rail, tile effect flooring, skirting boards.





OUTSIDE

GARAGE: coming out of the communal entrance turn left and take the first left down the steps, this will take you to the garage block area, where the garage for the apartment can be found on the left hand side (as you look at the brick wall it is the garage adjoining the wall on the far left hand side). The garage has an up and over door.

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

COMMUNAL GARDENS: well-maintained communal gardens surround the development and are available for the use of the residents of The Pines, Cedars and The Beeches. There is a communal bin store and recycling 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 1969, with no annual ground rent. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,500 p.a. 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.

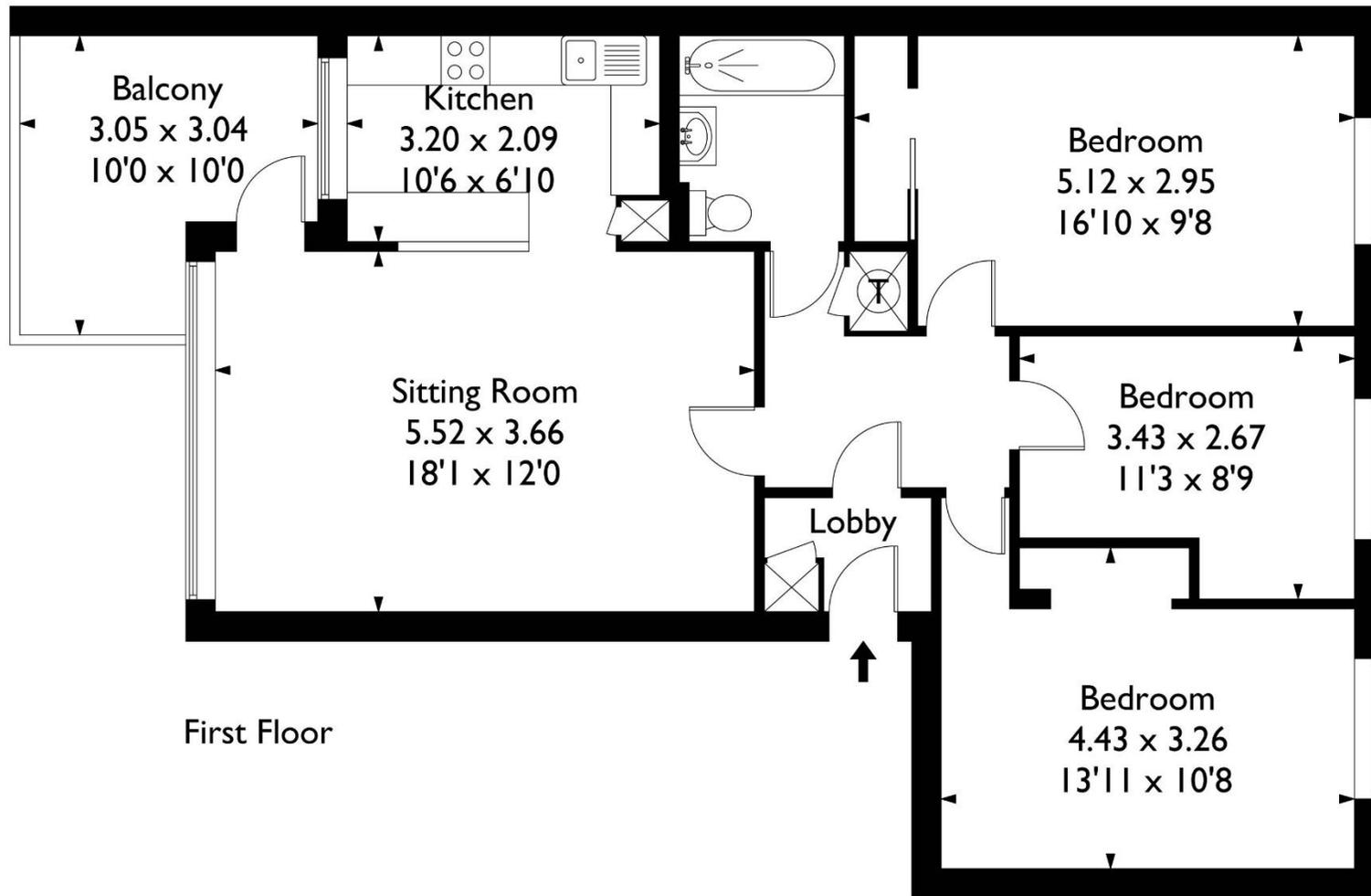
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



The Beeches, Hazelwood Road, Sneyd Park, Bristol BS9 1QB

Approximate Gross Internal Area = 76.29 sq m / 821.17 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.