
Garden-Level Flat, 2 Seawalls, Sea Walls
Guide Price £520,000
RICHARD
HARDING

Garden-Level Flat, 2 Seawalls, Sea Walls Road

Sneyd Park, Bristol, BS9 1PG

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Offering an extremely pleasant outlook over large communal gardens and Leigh Woods - spacious (circa 1,250 sq. ft.) 2 double bedroom (plus study) apartment set on the ground floor of a very desirable apartment block - light and airy accommodation, lift access and off street parking.



Key Features

- **Directly across are the stunning communal gardens, with extensive lawn and 'hidden seating area' with views of the Clifton Suspension Bridge.**
- **Generous room proportions, useful and practical utility room, study, an en-suite shower room/wc.**
- **Set in the favoured and leafy fringes of the Downs, with access to 400 acres of recreational space, and easy access to Blackboy Hill/Whiteladies Road.**
- **Accommodation:** entrance hallway, kitchen, living room **(27ft x 12ft)** with adjoining study, bedroom 1 **(21ft x 9ft)** with en-suite shower room/wc, bedroom 2, bathroom/wc, utility.
- **Offered with no onward chain enabling a prompt move.**
- **Two off-street parking space, one underground and one overground.**





ACCOMMODATION

APPROACH: proceed to the right hand side of the building where the lift leads down to the lower ground floor. There is also stairwell access.

ENTRANCE HALLWAY: generous 'L' shaped hall with doors leading off to bedroom 1, bedroom 2, kitchen, living room, bathroom and utility. Auda entry phone system, cupboard housing the gas meter, radiator.

KITCHEN: (**14'0" x 7'9"**) (**4.27m x 2.36m**) fitted with a range of wall and base units incorporating working surface, 1 ½ bowl stainless steel sink unit with mixer tap, space and plumbing for full size dishwasher, electric oven and induction hob with extractor hood above, space for fridge/freezer, tiled floor, double glazed window to the rear elevation with views over the communal garden and over to Leigh Woods.

LIVING ROOM: (**27'2" x 12'7"**) (**8.28m x 3.84m**) a very spacious room with a window to the rear elevation with central double glazed upvc sliding door leading out onto the communal gardens, 2 radiators. Door to:-

STUDY: (**10'9" x 7'1"**) (**3.28m x 2.16m**) useful internal study space with radiator.

BEDROOM 1: (**21'7" x 9'0"**) (**6.58m x 2.74m**) double glazed window to the rear elevation, radiator, fitted wardrobes. Door to:-

En-Suite: (**8'11" x 5'7"**) (**2.72m x 1.70m**) white suite comprising low level wc, wall mounted wash hand basin, large shower with system fed shower, radiator, extractor fan, tiled walls.

BEDROOM 2: (**14'1" x 9'5"**) (**4.30m x 2.86m**) large double glazed window to the rear elevation, radiator, fitted wardrobe.







BATHROOM/WC: (**7'5" x 5'5"**) (**2.26m x 1.65m**) white suite comprising low level wc, wash hand basin with drawers beneath, panelled bath with system fed shower over, extractor fan, tiled floor, partially tiled walls, narrow with built in light.

UTILITY: (**7'1" x 6'5"**) (**2.17m x 1.96m**) a very useful room with wall and base units and tall cupboards, partially tiled walls, space and plumbing for automatic washing machine, tiled floor, radiator, extractor fan.

OUTSIDE

COMMUNAL GARDENS: large and extensive lawned communal gardens including a hidden seating area with marvellous views of the Avon Gorge and the Suspension Bridge.

PARKING: one under cover parking space level to the apartment itself and the other nearer the main entrance and marked as '2'. N.B. the second parking space isn't demised and is allocated by the residents committee. It is understood that this has always been the case.

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 998 year lease from 23 September 1977. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £338.67. This information should be checked by your legal adviser.

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

PLEASE NOTE:

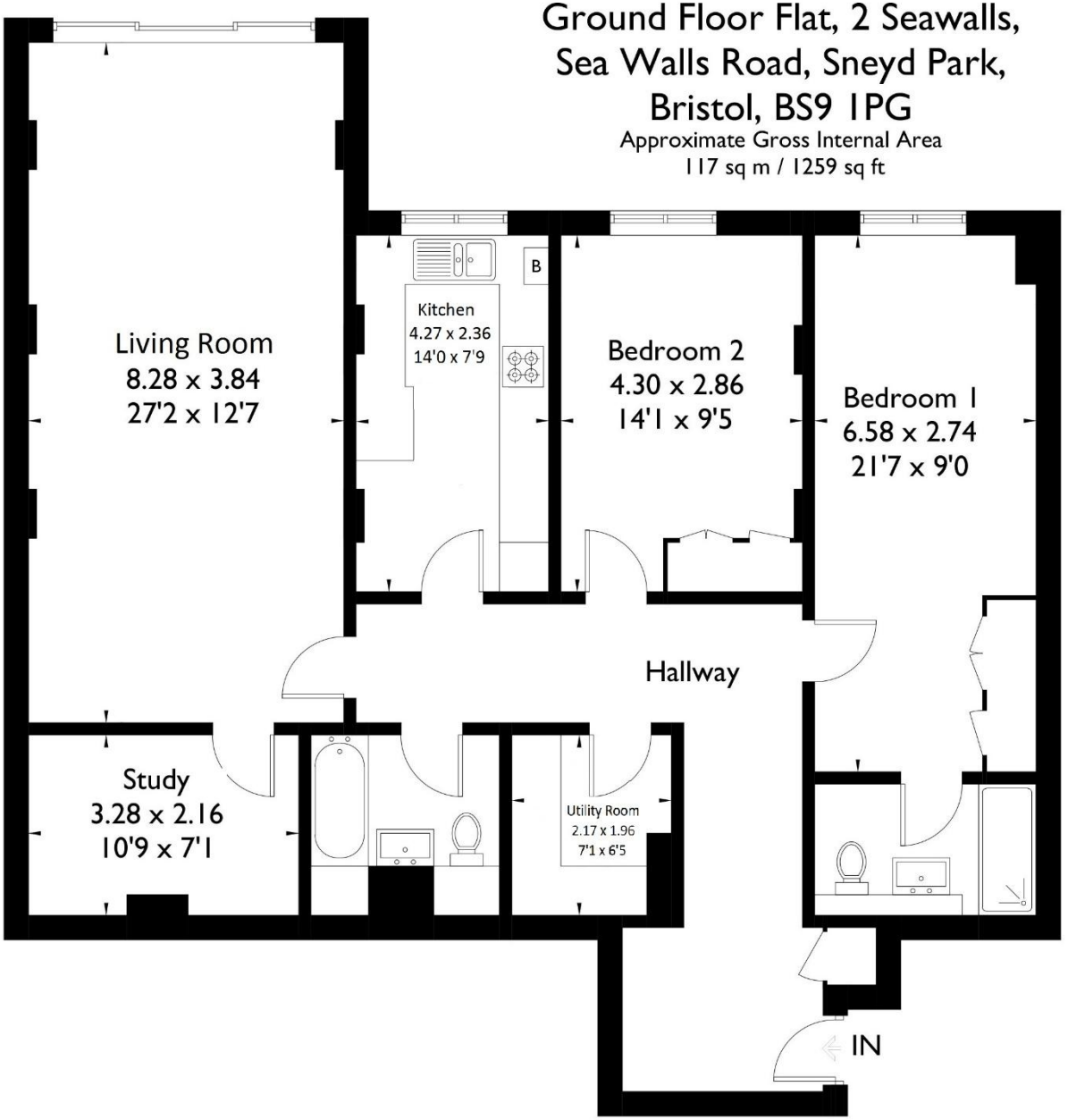
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

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Approximate Gross Internal Area
117 sq m / 1259 sq ft





Job Ref: 181986

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

The Property Ombudsman RICS

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