



Hall Floor Flat, 1 Avondale Court, Goodeve Road  
Guide Price £325,000

RICHARD  
HARDING

# Hall Floor Flat, 1 Avondale Court, Goodeve Road

Sneyd Park, Bristol, BS9 1NU

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A recently updated and well-arranged apartment, forming part of the popular Avondale purpose-built development in Sneyd Park. Of particular note here is the addition of a set of sliding doors, added to the generous sitting room. This provides direct access to the communal gardens and increases the attractive outlook.

Internally the property has been re-plastered throughout and then freshly decorated. Stylish engineered wooden flooring has been added, promoting a modern and fresh aesthetic.

The layout works well too; in brief the central hallway opens to the left into two double bedrooms, both overlooking the communal gardens and to the right a bathroom, a separate WC and handy storage.

Last, but by no means least, a large sitting/dining room opens into a generous kitchen, which together make up the full depth of the property.

A garage and use of off-street parking are welcome additions.

## Key Features

- Bright & spacious ground floor purpose-built apartment
- Well-arranged accommodation with a well-designed layout
- Recently updated interior
- 2 double bedrooms
- Separate kitchen & utility/larder space
- Single garage & use of parking spaces
- Extensive & attractive landscaped communal gardens
- Located in a peaceful, leafy Sneyd Park setting

## ACCOMMODATION

**APPROACH:** the communal entrance leads into a communal hallway where the door into flat 1 is on the right hand side.

**ENTRANCE HALLWAY:** central hallway with two built-in storage cupboards. Doors lead off to bedroom 1, bedroom 2, bathroom, separate wc and sitting/dining room.

**SITTING/DINING ROOM:** (20'3" x 11'0") (6.17m x 3.36m) recently fitted upvc double glazed sliding door to side elevation which gives access onto the communal garden. Engineered wooden flooring and sliding hatch providing service hatch for the kitchen. Door opening to:-

**KITCHEN:** (11'0" x 7'8") (3.35m x 2.34m) large upvc double glazed window to side elevation. Linoleum flooring, laminated wooden worktop, white ceramic double sink with chrome mixer tap over. Integrated gas hot and electric oven. Point for washing machine and dishwasher. Door opening to an additional storage/pantry space.

**BEDROOM 1:** (15'7" x 9'3") (4.74m x 2.83m) engineered wooden floor, built-in storage and upvc double glazed window to side elevation overlooking the communal garden.





**BEDROOM 2:** (15'6" x 7'11") (4.73m x 2.42m) large upvc double glazed window to the side elevation overlooking the communal garden, built-in storage and engineered wooden floor.

**SEPARATE WC:** upvc double glazed windows to side elevation and a wc.

**BATHROOM/WC:** linoleum floor, wash hand basin with hot and cold taps, white bath with chrome shower with thermostatic mixer tap over and a upvc double glazed window to the side elevation.

### OUTSIDE

**COMMUNAL GARDEN:** extensive and attractive landscaped communal gardens for the benefit of residents of Avondale Court.

**OFF-STREET PARKING:** there is residents parking to the front of Avondale Court which provides off street parking on a first come, first served basis and there are enough spaces for one parking space per apartment.

**GARAGE:** (15'10" x 8'2") (4.82m x 2.50m)

### 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 29 September 1970. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £180. This information should be checked by your legal adviser.

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

#### 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             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

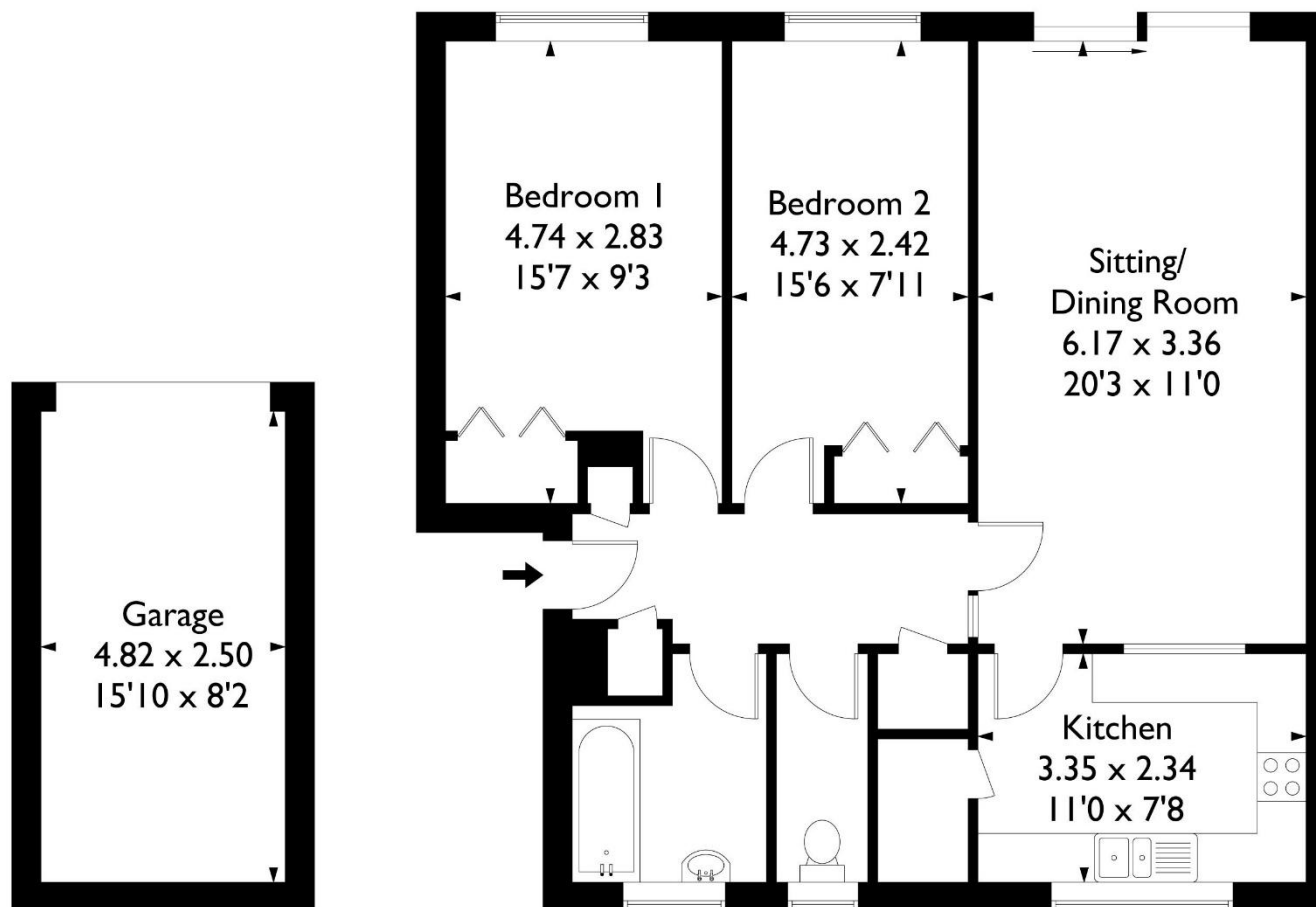
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Avondale Court, Goodeve Road, Sneyd Park, Bristol BS9 1NU

Approximate Gross Internal Area 70.90 sq m / 763.20 sq ft

Garage Area 12.10 sq m / 129.70 sq ft

Total Area 83.0 sq m / 892.90 sq ft



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.