

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 20 Snapdragon, 8 Hazel Road Knowle Bristol BS4 1FZ

**MODERN LIVING AT IT'S FINEST!** This two bedroom top floor apartment, which is situated at the rear of Snapdragon block, offers extremely spacious, quality accommodation which requires an immediate viewing to be appreciated!



REF: ASW5642

**Asking Price £245,000**

**Two bedroom top floor flat \* Open plan living room/kitchen \* Two bathrooms \*  
Balcony & parking space \* Triple glazed \* Council tax band: B \* EPC Rating: B**

Viewing: By appointment with Stephen Maggs Estate Agents  
Hamilton House, 107 Bristol Road, Whitchurch Village  
Bristol, BS14 0PU

Telephone: 01275 892228

[www.stephenmaggs.co.uk](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**SITUATION:**

**KNOWLE** is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

**DESCRIPTION:**

This two double bedroom top floor apartment is ideally situated for easy access to the city centre. Built only a few years ago, the size and quality of the accommodation is exceptional, equal or even better than anything else available in the immediate area. Only an internal viewing will reveal the true extent of what is being offered for sale with this property. Book your accompanied viewing without delay!

**ENTRANCE:**

Communal door with security entry system, lift and staircase rising to the top floor, door to Flat 20.

**LIVING AREA: 26' 3" x 10' 8" (7.99m x 3.25m)**

A very light and airy living space with a triple glazed door and picture window opening onto a balcony. The kitchen area has a range of fitted wall and base units with timber effect worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in single oven, four ring induction hob over and cooker hood, integrated dishwasher and fridge/freezer, two double panelled radiators, central heating thermostat, a coffee station and microwave area has been cleverly built into one of the original cupboards. Laminated timber flooring. Directly off the living room is a walk through area with coat hanging space, cupboard having space and plumbing for automatic washing machine and a door that leads to the bathroom.

**BEDROOM ONE: 16' 0" x 10' 1" (4.87m x 3.07m)**

Triple glazed window to the rear, built in wardrobes, laminated timber flooring, television point, double panelled radiator, door to:

**EN-SUITE SHOWER ROOM:**

Fully tiled shower cubicle with mixer shower, semi recessed wash hand basin with cupboards beneath, W.C. with concealed cistern, designer style radiator, extractor fan.

**BEDROOM TWO: 13' 8" x 9' 1" (4.16m x 2.77m)**

Triple glazed window to the rear, laminated timber flooring.

**BATHROOM:**

The bathroom is fitted with a white suite comprising of a panelled bath with mixer tap shower, glass shower screen, semi recessed wash hand basin with storage beneath, W.C. with concealed cistern, tiled walls and floor, designer ladder radiator, extractor fan, shaver point, mirror fronted medicine cupboard with light.

**PARKING:**

The flat comes with one allocated parking space. There is access to a Podpoint electric car charging point.

**ANTI-MONEY LAUNDERING:**

All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

**GENERAL:**

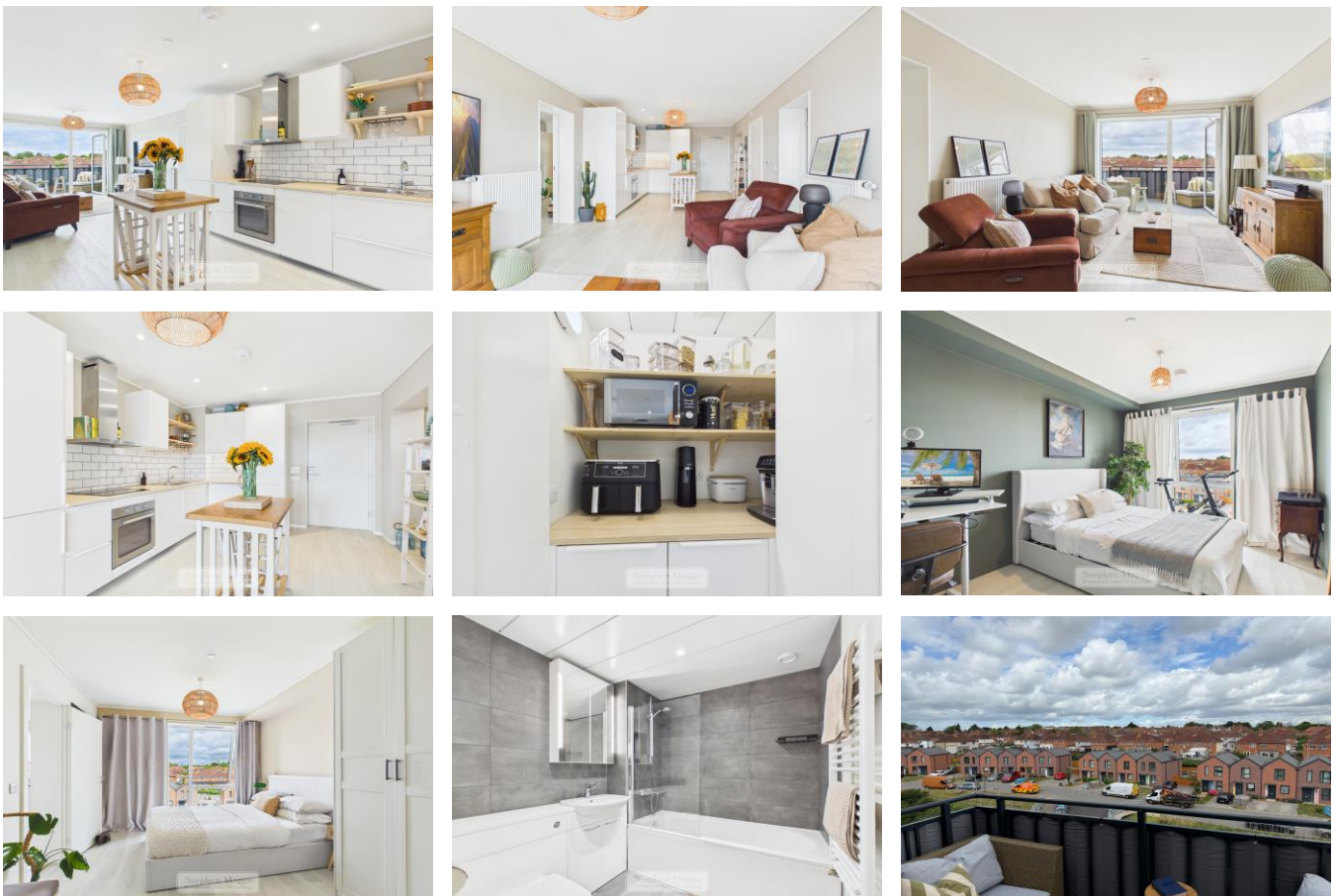
Heating is provided by a combination of gas fired boiler and air source heat pumps. These are communal, and charge to each apartment based on their individual usage. This is a lock up cycle store, and there will also be a child's play area when all external works are completed.

**MANAGEMENT/SERVICE CHARGE:**

There is an annual service charge of £2436 per year. This figure includes all external and communal maintenance, and building insurance.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



# Stephen Maggs

## Residential Sales & Lettings

If you are interested in putting an offer in on this property, we will need the following information from you.

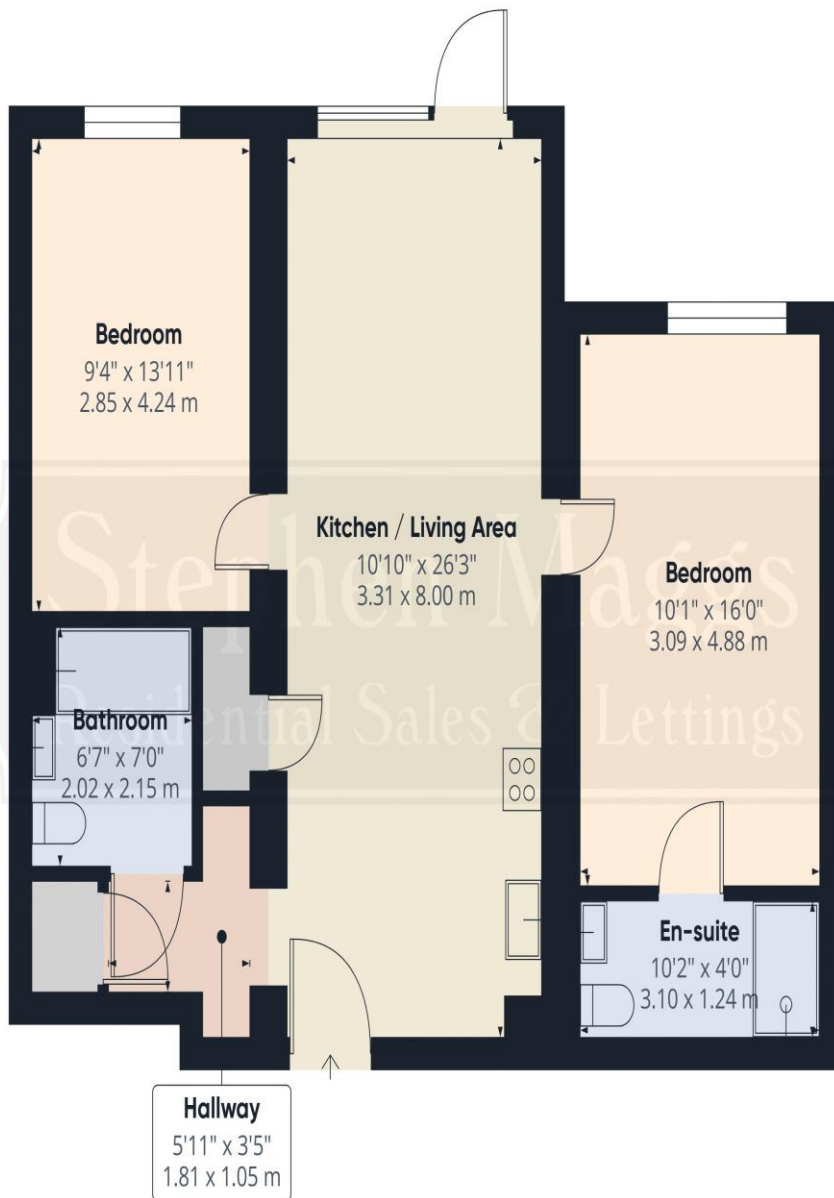
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

**Anti-Money Laundering** - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

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Approximate total area<sup>(1)</sup>

720 ft<sup>2</sup>  
66.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy performance certificate (EPC)

Apartment 20  
Snapdragon  
8 Hazel Road  
BRISTOL  
BS4 1FZ

Energy rating

**B**

Valid until:

27 November 2032

Certificate  
number:

2948-8972-8379-6622-3210

Property type

Top-floor flat

Total floor area

72 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		