



First Floor Flat, 4 Avondale Court, Goodeve Road
Guide Price £300,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1NU

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A 2 bedroom first floor purpose-built apartment with garage parking, in a sought-after development in leafy surroundings. Benefitting from attractive communal gardens and offered with no onward chain.

Key Features

- Avondale Court is an exclusively owner-occupied building, creating a neighbourly environment with a continued sense of duty and care to the upkeep of the building and enjoyment of its surroundings.
- Prestigious and prized location within a few hundred metres of Durdham Downs and convenient for Whiteladies Road, Clifton Village and local shops on Stoke Hill.
- A balanced layout notable for its excellent light levels and owner-occupied finish.
- Garage parking and very attractive communal gardens.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: over level pathway leads up to right hand entrance door with intercom entry system. Opens to:-

COMMUNAL ENTRANCE: a short and well-lit communal area provides access to the ground floor. A single flight of stairs rises to the first floor landing with windows both side, with 3 flats on this level. A numbered private door opens to:-

ENTRANCE HALLWAY: a rectangular central hallway with parquet wood flooring, coved ceilings, radiator and intercom entry phone system.

Meter Cupboard: with storage shelf housing electric consumer unit and gas meter.

Airing Cupboard: a larger cupboard with slatted shelving.

Storage Cupboard: rectangular tall storage cupboard with clothes rail and coat hooks, ideal for cloaks, shoe and Hoover storage.

SITTING ROOM: (20'4" x 11'1") (6.20m x 3.37m) floor to ceiling double glazed windows with very pleasant views over surrounding communal gardens. Coved ceilings, radiator and internal door opening to:-

KITCHEN: (11'0 x 7'9") (3.35m x 2.35m) double glazed windows to rear elevation overlooking carpark and garages with tiled sill extending to splashback tiling to half wall height above roll-edged worksurfaces with integrated stainless steel sink with swan neck mixer tap and drainer. Double electric oven with 4 ring hob and stainless steel extractor hood over, eye and floor level kitchen units, slimline dishwasher. Radiator. Space for fridge/freezer and under-counter washing machine. Internal door opening to:-

Pantry/Boiler Cupboard: a wall-mounted Vaillant ecoTec Pro24 with built-in shelving, lighting and space for storage.

BEDROOM 1: (15'6" x 9'4") (4.73m x 2.84m) double glazed window to front elevation with pleasant views over surrounding communal gardens, radiator and tall built-in wardrobe with mirrored sliding doors.

BEDROOM 2: (15'6" x 7'11") (4.73m x 2.40m) double glazed window to front elevation with pleasant views over surrounding communal gardens, radiator and tall built-in wardrobe with concertina doors.

BATHROOM/WC: pair of obscure glazed windows to rear elevation with deep tiled sills which extend to tiled walls. P-shaped acrylic bath enclosure with mixer tap, mains-fed shower and curved shower screen. Heated towel rail, ceramic tiled floor, close-coupled wc, handbasin with mixer tap set into vanity unit with mirrored medicine cabinet over and built-in cabinet and drawers on opposing wall.





OUTSIDE

COMMUNAL GARDENS: extensive sunny communal gardens are predominantly laid to lawn and surround the property with shaded wooded borders at the edges with seating areas.

GARAGE: (15'11" x 8'2") (4.86m x 2.50m) the garage for the property is the same as its door number. It is positioned in a terrace of brick-built garages with flat roofs, which benefit from lighting but no power supply.

PARKING: plenty of 'first come, first served' basis for residents and visitors alike.

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 and benefits from 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 £180. This information should be checked by your legal adviser.

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

AGENTS NOTE: the building is exclusively owner-occupied and as such cannot be let or rented out.

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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

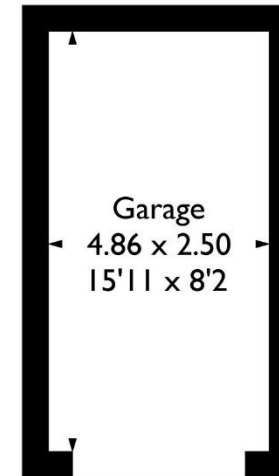
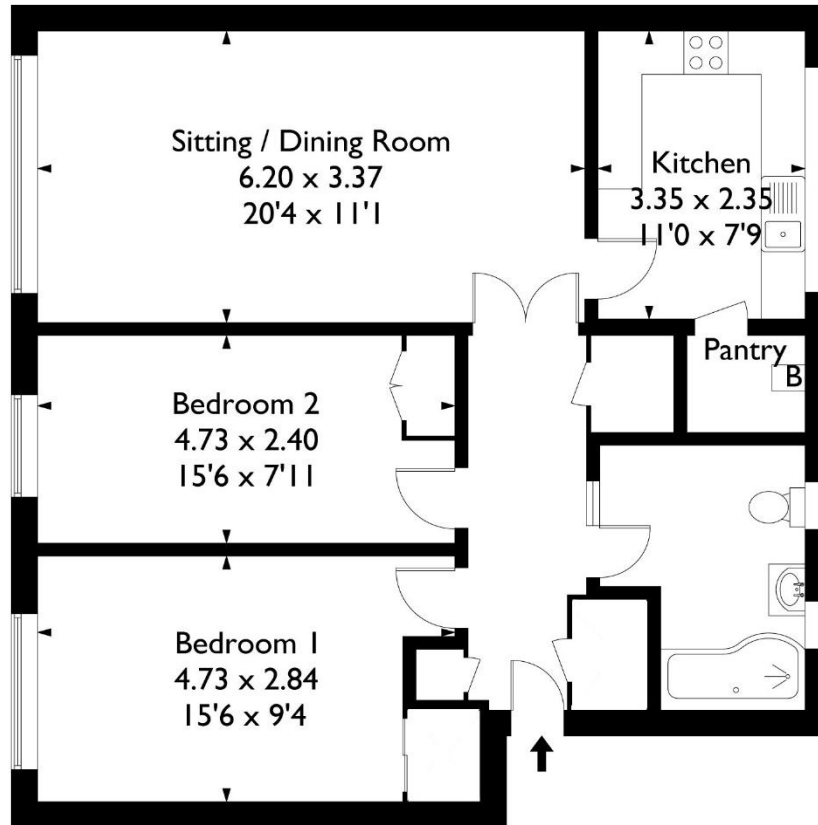
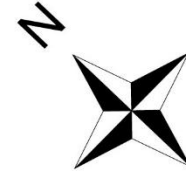
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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

Approximate Gross Internal Area = 73.61 sq m / 792.33 sq ft

Garage Area = 12.15 sq m / 130.78 sq ft

Total Area = 85.76 sq m / 923.11 sq ft



Not shown in actual
location / orientation

First Floor