



Hazelwood Road

Guide Price £495,000



## 11 Goodeve Park, Hazelwood Road, Sneyd Park, Bristol, BS9 1PZ

- Beautifully Presented Split Level Apartment
- 3 Double Bedrooms (One En Suite)
- Comprehensively Upgraded
- Stylish Kitchen and Bathrooms
- 3 Double Bedrooms
- Sizeable Southerly Aspect Terrace

A beautifully presented and sizeable 3-bedroom, 2 bathroom maisonette, in the highly sought after Sneyd Park. The property has been comprehensively refurbished by the current owners in a way that enhances the striking architectural features of the building, and is thus ready for a new owner to appreciate. Features include engineered oak flooring and an electrically-powered heating system. A standout feature is the substantial southerly-orientated private terrace, with far-reaching views across the surrounding area. Goodeve Park offers a genuinely unique lifestyle within North Bristol. It has substantial landscaped gardens as well as an indoor leisure facility with swimming pool and sauna for use by the residents of the development.

The property is found on the second and third floors of the building and is reached by communal stairway. Upon entering the property, the inner hallway provides access to the reception room, kitchen, and stairwell to the upper floor. The reception is spacious, light, and airy with windows extending down one whole side of the room as well as patio doors leading to the private terrace. With a southerly aspect, it is a perfect room to enjoy throughout the day and evening. Warm oak flooring, recessed lighting and attractive vertical radiators add to the space feeling open and allow for ease of furniture placement to create distinct and sizeable seating and dining areas. To the other side of the hallway is a beautifully appointed kitchen with extensive views. Presented in a sleek, clean style that compliments the design of the windows, it offers a range of wall and base units, integrated appliances including double oven, fridge, freezer and induction hob, and stylish glass splashback. With a peninsula seating area and additional space for seating, this can also work as a social space.

To the upper floor, the landing provides access to the bedrooms and bathroom. Bedroom 1 is a large double room with plenty of space for freestanding furniture with windows enjoying pleasing verdant views. It also enjoys a spa-style en-suite shower room, with large walk-in shower, floating basin, WC, and heated towel rail. Bedrooms 2 and 3 are also generously sized rooms that would both accommodate a double bed plus additional furniture.





The main bathroom is, like all other spaces, stylishly presented, offering both bath, good sized separate shower, WC, and floating vanity basin.

Outside, is an impressive balcony that is southerly in its orientation, meaning during the summer months it is the perfect area to enjoy afternoon and evening sun with plenty of space for outside furniture and container gardening; the perfect space to entertain and enjoy.

Further benefits of the property are its allocated parking space and garage with lighting. Residents also have the enjoyment of immaculately kept communal gardens and the indoor leisure facility complete with swimming pool, changing room and sauna for usage by the residents.

#### **Useful Information**

**TENURE:** It is understood that the property is leasehold for the remainder of a 999 year lease dated 01/01/1974 with circa 948 years left remaining. This information should be checked by your legal adviser.

**SERVICE CHARGE:** It is understood that at the time of writing these particulars the service charge is £3,478.98 pa. Bristol Property Management Ltd own the freehold. This information should be checked by your legal adviser.

Hillcrest Estate Management are the managing agents.

The ground rent is currently £34 per annum.

COUNCIL TAX: Band C

No pets are allowed without the freeholder's consent.

The property can be let out.



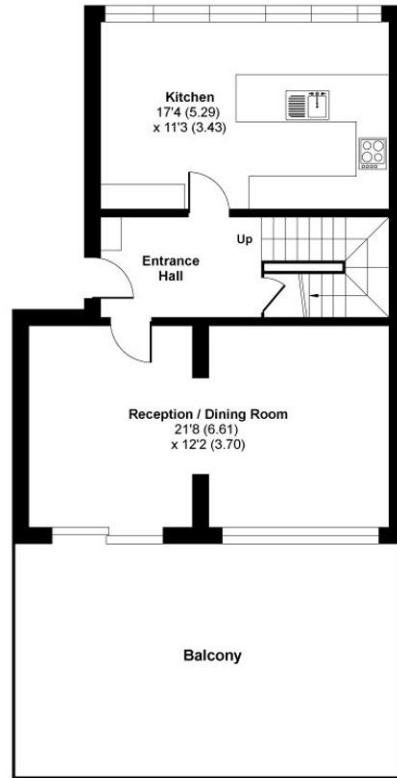
**Energy Performance Certificate:** Rating G  
**Council Tax:** Band C



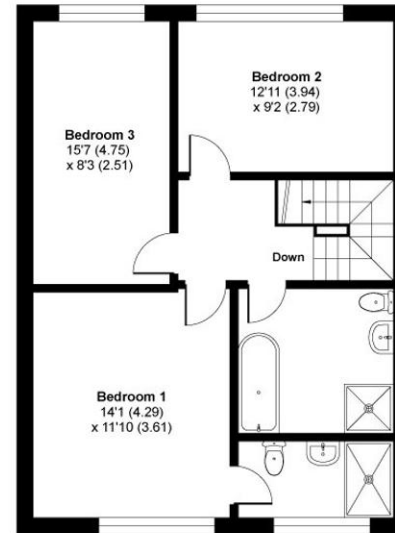
# Hazelwood Road, Bristol, BS9

Approximate Area = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Leese & Gordon. REF:1429450