



Top Floor Flat, Flat 7, 11 The Avenue
Guide Price £300,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1PD

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A charming one bedroom period converted flat forming part of this attractive Victorian building, benefitting from a private garage, communal gardens and gated access directly onto Durdham Downs.

Key Features

- Located on a peaceful wide tree lined road in a sought-after area of Sneyd Park bordering Durdham Downs, while the wider area provides easy access towards Clifton, Westbury-on-Trym and the city centre.
- **Accommodation:** communal entrance, entrance hallway, living/dining room, separate kitchen, double bedroom and bathroom/wc.
- **Single garage with up and over door.**
- **Attractive lawned communal gardens.**
- **Leafy outlook.**

ACCOMMODATION

APPROACH: via a long driveway leading up to the side of number 11a, number 11 is straight ahead of you. Stairs rise to communal entrance which accesses flats 4, 5, 6 & 7.

COMMUNAL ENTRANCE: staircase with balustrade rises to upper floor where wood panelled door to this flat is on the left.

ENTRANCE HALLWAY: tall moulded skirting boards, intercom entry phone, central ceiling light point, radiator and two large storage cupboards. Doors leading off to all rooms.

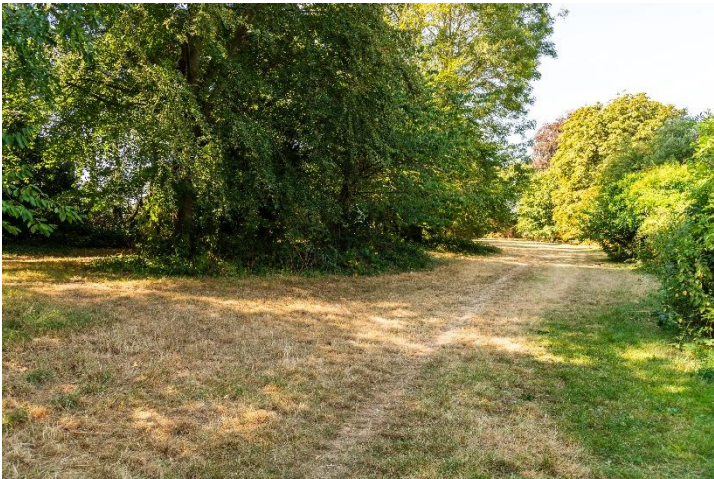
LIVING/DINING ROOM: (17'9" x 14'8" with a ceiling height of 11'6"/3.5m) (5.41m x 4.46m) double glazed upvc windows towards Durdham Downs, tall moulded skirting boards, two radiators, picture rail, central ceiling light points and ample space for sofa and dining furniture.

KITCHEN: (12'1" x 7'8") (3.69m x 2.33m) spacious kitchen with skylight comprising a range of wall, base and drawer units with roll edged worksurface over and inset Carron Phoenix 1 ½ bowl sink and drainer unit. Space for undercounter appliances including dishwasher, tumble dryer, plumbing for washing machine and space for freestanding fridge/freezer. 4-ring Smeg gas hob inset to counter with undercounter electric oven and cooker hood over. Large pantry style cupboard housing Vaillant combi-boiler. Central ceiling light point, tiled splashback and a radiator.

BEDROOM: (14'0" x 13'8") (4.27m x 4.16m) an exceptionally large double bedroom with double glazed upvc windows with views towards Durdham Downs and beyond, tall moulded skirting boards, picture rail, three metre high ceilings continue throughout, large storage cupboard and a radiator.

BATHROOM/WC: white suite comprising panelled bath with mixer tap and mains fed shower over and glass shower screen, low level wc, pedestal wash hand basin, tall moulded skirtings, tiled flooring, skylight, wall mounted lights and a radiator.





OUTSIDE

COMMUNAL GARDENS: the apartment has the advantage of access to the communal gardens. Access through to Durdham Downs via secure gate beyond the car parking area. Mainly laid to lawn with a variety of trees and shrubs to the borders.

GARAGE AND PARKING: a particular feature of the property is the garage, providing valuable secure parking and excellent additional storage, a significant benefit in this popular part of Bristol. The garage is located on the right hand side of the parking area and is the first one on the right.

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 (less 10 days) lease from 1 January 1981. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £181.05. 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.



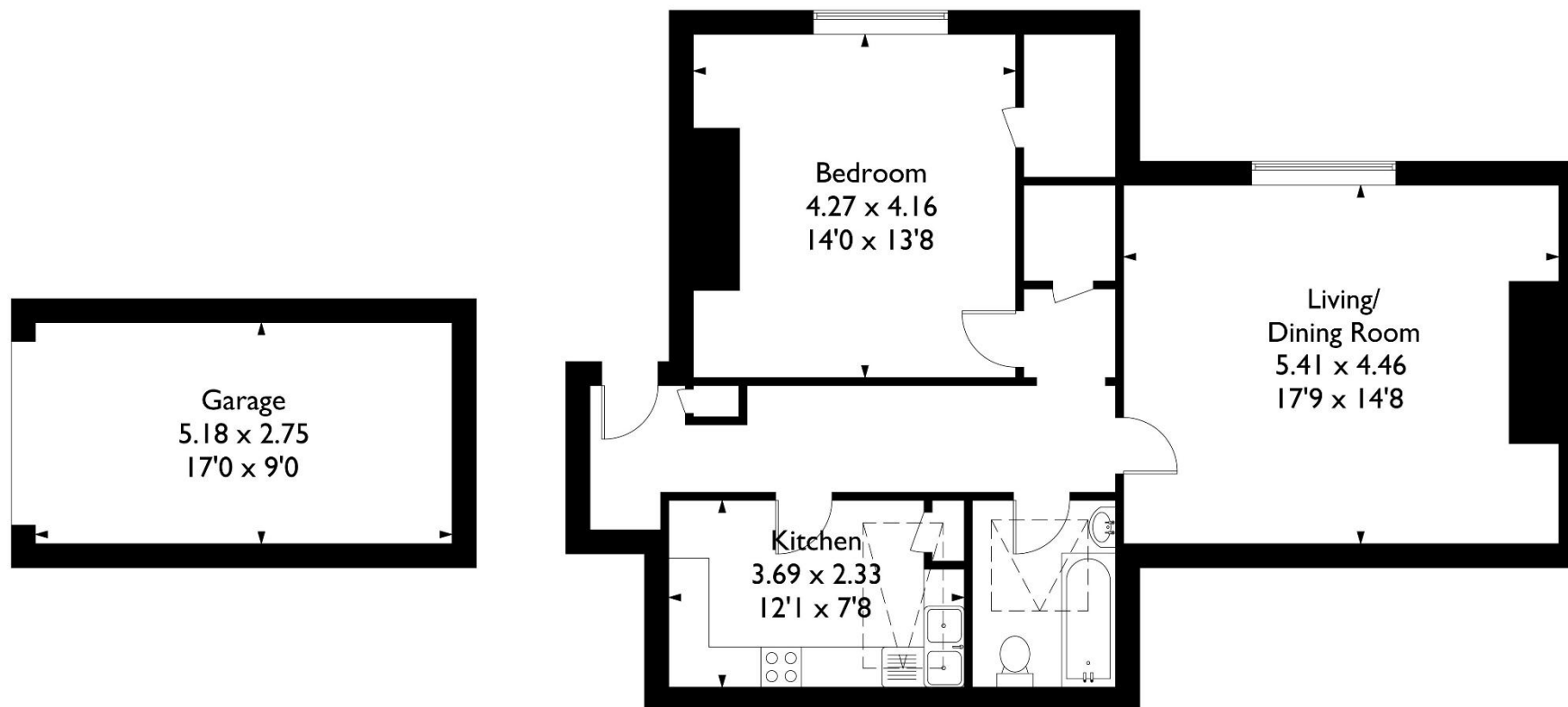
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

The Avenue, Sneyd Park, Bristol BS9 1PD

Approximate Gross Internal Area 70.80 sq m / 762.10 sq ft

Garage Area 14.20 sq m / 153.30 sq ft

Total Area 85.0 sq m / 915.40 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.