



Top Floor Flat, 11 Julian Road

Guide Price £315,000

RICHARD  
HARDING



# Top Floor Flat, 11 Julian Road

Sneyd Park, Bristol, BS9 1NQ

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A fantastic opportunity to add your own stamp on this 2 bedroom period converted apartment, situated just yards from The Downs.

## Key Features

- A fantastic opportunity to add your own stamp on this 2 bedroom period converted apartment, situated just yards from The Downs.
- Offered with no onward chain, providing certainty.
- **Accommodation:** central landing, wonderful 16'11" x 15'2" lounge/dining room, separate kitchen, 2 bedrooms and a bathroom/WC.
- Situated within 200 metres of The Downs in leafy Sneyd Park, yet within easy reach of Whiteladies Road and central parts of Bristol, with wonderful walks and green open spaces just yards away, as well as bus connections to the city centre

## ACCOMMODATION

**APPROACH:** via a communal entrance to the right hand side of the building, where there is an internal stairwell and metal open tread staircase ascending to the second floor landing, where you'll find the private entrance to the apartment.

**CENTRAL LANDING:** small landing with doors off to the bathroom and four steps up to the main central landing where there is a door entry intercom, radiator and doors off to the sitting room, separate kitchen, bedroom 1, bedroom 2 and recessed storage cupboards. Fuse box for electrics, coat hooks and thermostat control for central heating.

**LOUNGE/DINING ROOM (front):** (16'11" x 15'2") (5.15m x 4.61m) a generous sitting room with ample space for seating and dining furniture, two radiators, wall lighting and high ceilings. Two feature arched sash windows to front, offering elevated views over the neighbourhood.

**KITCHEN:** (11'4" x 5'10") (3.45m x 1.78m) a range of base and eye level kitchen units comprising cupboards and drawers with rolled edged worktop over, stainless steel electric oven with 4 ring ceramic hob, extractor fan, plumbing and appliance space for washing machine and slimline dishwasher, wall mounted Worcester gas combination boiler, inset stainless steel sink and drainer unit, double glazed windows to side, further appliance space and a small radiator.

**BEDROOM 1 (rear):** (18'9" x 7'7") (5.71m x 2.32m) a slim double bedroom with built in wardrobe and cupboards, a radiator. Double glazed window to rear with a pleasant outlook down Rockleaze Avenue, a quite side street.

**BEDROOM 2:** (13'0" x 7'2") (3.97m x 2.18m) a useful second bedroom with double glazed window to rear (offering a similar outlook as bedroom 1), and a radiator.

**BATHROOM/WC:** a white suite with a panelled bath with electric shower over, low wc, hand wash basin, part tiled walls, a radiator and double glazed window to side.







## 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 22nd June 1966. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100 per month including building insurance. 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC to follow

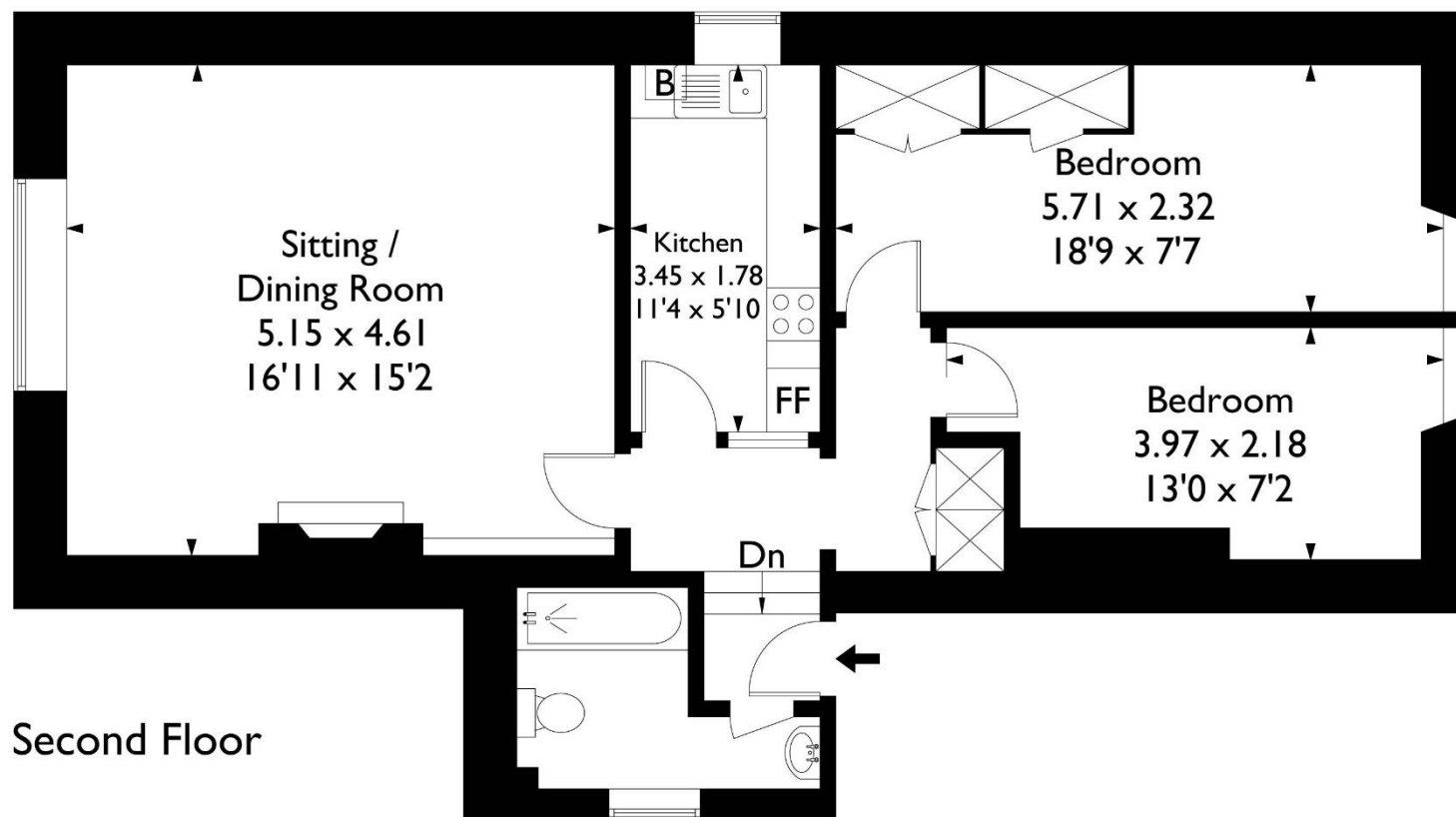
63 D

75 C

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

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Approximate Gross Internal Area = 66.01 sq m / 710.52 sq ft



Second Floor

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.