



| Sneyd Park |

Guide Price £275,000

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32 Hazelwood Court, Hazelwood Road, Sneyd Park, Bristol, BS9 1PU

- 3 Bedrooms
- Spacious Living Space
- Good Size Balcony
- Garage & Resident/Guest Parking
- Large Communal Grounds
- Close To Durdham Downs

Hazelwood Court is a 1960's purpose-built block of apartments positioned on generous grounds of just under 1.4 acres. Positioned on a quiet side road within a few minutes' walk of the parkland of Durdham Downs the apartment is ideally suited to those who are looking for some peace and quiet yet being within a few minutes' drive or 15-minute walk of the hustle and bustle of Clifton and its' various amenities.

Positioned on the top floor (stair access) the flat has a pleasant tree-lined outlook from all its rooms, including the balcony off the main living room which also has a south-west orientation. The flat has a modern boiler providing gas fired central heating and hot water.

There remains scope for the incoming buyers to update cosmetically in some areas to their own taste.





The garage is positioned under the neighbouring flats and is particularly spacious (7th one along from the left). Additional resident and guest parking is available on a first come, first served basis within the grounds. The flat is being offered for sale with no onward chain.

Internally, the central hall provides access to the three bedrooms which are all positioned on one side. Two are double sized and the third is a generous single. There are a range of built-in wardrobes. The bathroom has window and white suite with shower over the bath. A cupboard houses the gas fired combination boiler. The living space is on the opposite side of the hall. A large lounge/diner has two windows and door onto the balcony. Adjacent to the living space and separated via a stud wall is a kitchen with range of matching wall and base units. A large window in front of the sink overlooks the communal gardens.

Important Information:

Remainder of a 999 year lease from 1964.
Service Charge £2,220 per annum (bi-annually, currently collected March and September).
No Ground Rent as Management Company owns the Freehold.
Easton Bevins Block Management have been appointed to run the development.
Council Tax Band C.
No Pets Allowed.

This information should be checked by your legal adviser.



Energy Performance Certificate
Rating C

Council Tax Band C



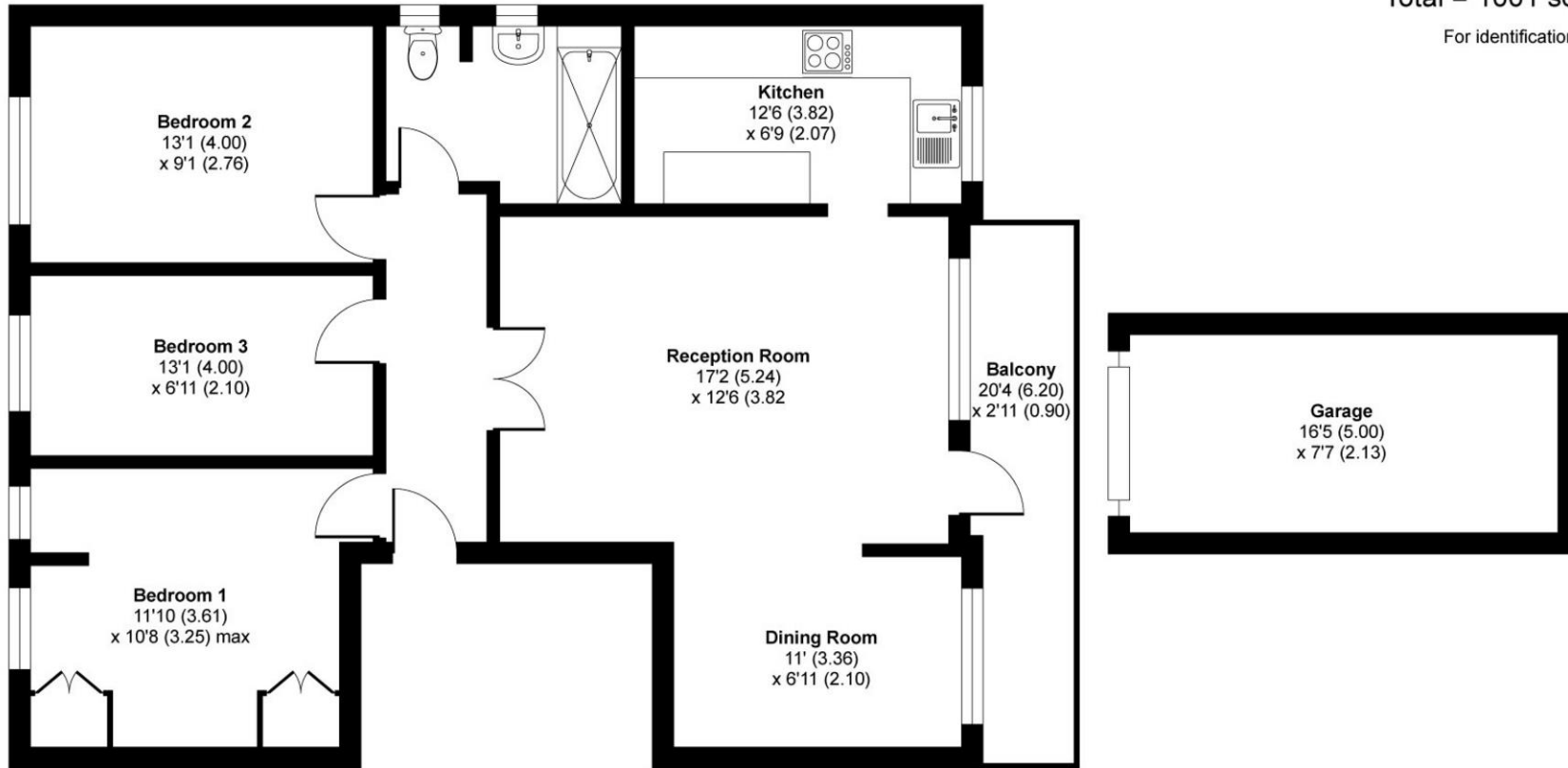
Hazelwood Road, Bristol, BS9

Approximate Area = 877 sq ft / 81.5 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1001 sq ft / 93 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1214757



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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