estate agents auctioneers

hollis morgan

Hall Floor Flat, 13 Julian Road, Sneyd Park, Bristol, BS9 1JZ

£485,000

Hollis Morgan - A substantial apartment occupying the entire hall floor of this attractive period property located moments away from Durdham Downs and Bristol City Centre. Communal Gardens and parking. Chain Free.

- Stunning Detached Period Building
- Large Hall Floor Apartment
- Large Open Plan Living Space
- Bespoke Kitchen + Island
- Period Features
- Gas Central Heating
- Communal Gardens
- Parking
- Chain Free

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

The Property
A stunning apartment occupying the entire hall floor of this attractive detached period property.

Entering via a shared entrance, a spacious hallway guides you to the rear of the property which has been opened up into a vast and spectacular open plan living / dining / kitchen area which overlooks the pretty communal rear garden and further benefits from high ceilings, intricate cornicing and a spectacular bay sash window.
The stylish modern kitchen, complete with large island finished with a silestone work surface, has been fitted with a huge range of cupboards and storage solutions, an under mounted sink as well as a range of fully integrated BOSCH appliances which include fridge/freezer, electric hob, separate oven & grill, dishwasher as well as wine cooler.

Both double bedrooms are of similar grand proportions with the master featuring a large bay window which spans the entire width of the room.
A tiled family bathroom completes the accommodation which consists of mains fed shower over bath, basin, WC and heated towel rail.

Externally there are well manicured communal gardens as well as an allocated off road parking space.

Location
Sneyd Park with its imposing Victorian Architecture is amongst the most sought after locations in the City bordering The Downs with four hundred acres of green public space. Sneyd Park offers an alternative to nearby Clifton and Redland with a peaceful ambience whilst still benefiting from the excellent nearby amenities of Whiteladies Road, Henleaze and Westbury Village with independent shops, boutiques, cafes, bars and restaurants.

Other Information
Leasehold. Circa 120 years remaining

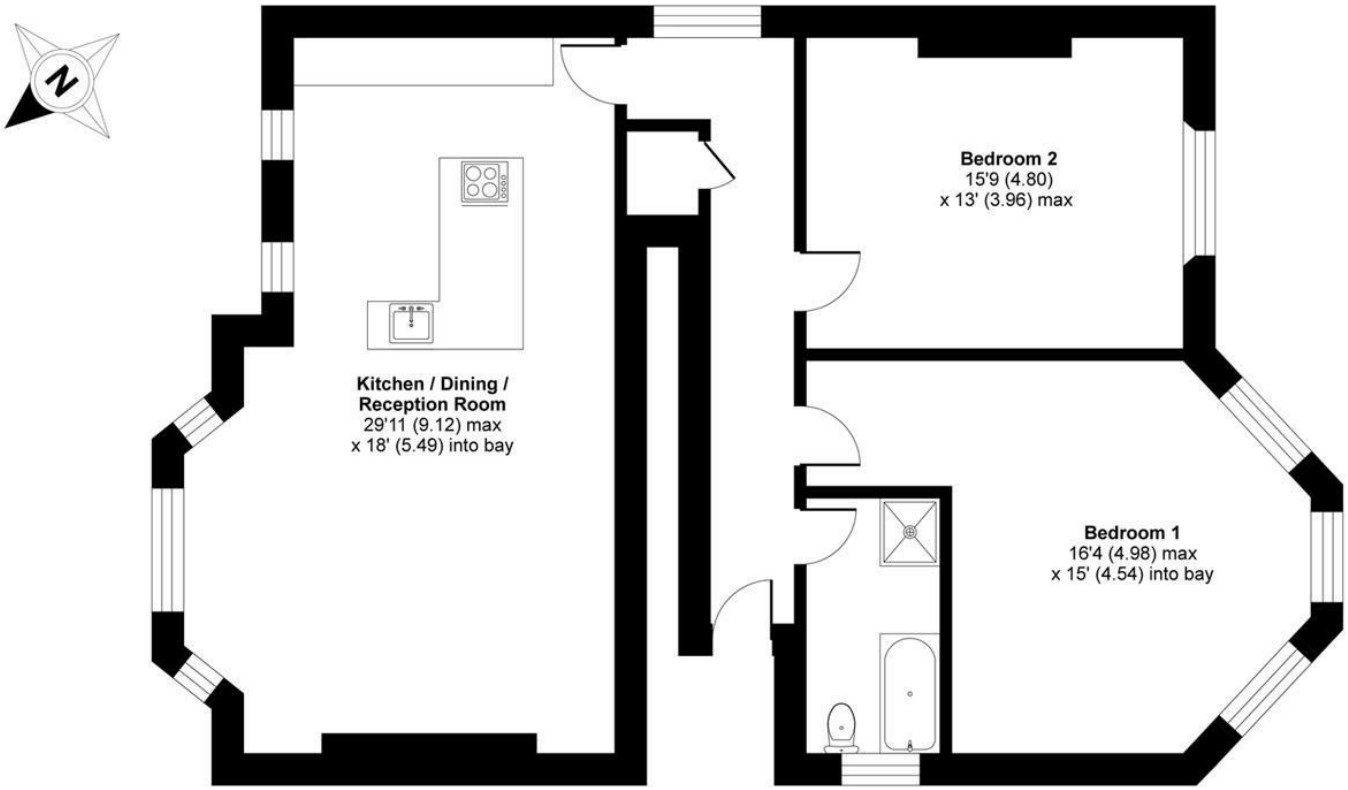
Council Tax Band: D

Please Note
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.

Julian Road, Bristol, BS9

Approximate Area = 1121 sq ft / 104 sq m

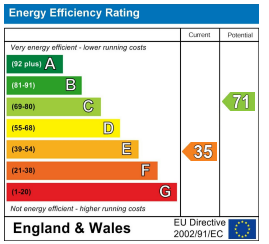
For identification only - Not to scale

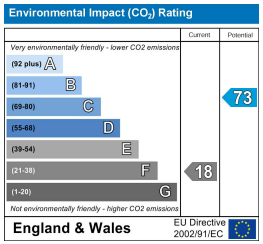


GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 649152





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