



The Cedars, Flat 11 Hazelwood Road, Stoke Bishop, Bristol, BS9 1QA

GUIDE PRICE £399,950

 **GOODCHILD**
ESTATE AGENTS

goodchild.co.uk



The Cedars, Flat 11 Hazelwood Road, Stoke Bishop, Bristol, BS9 1QA

GUIDE PRICE £399,950

PROPERTY OVERVIEW

This spacious (969 Sq. Ft. approx.) and practical three double bedroom upper floor apartment with balcony, garage and parking situated in the ever popular Woodside development in Sneyd Park enjoying beautiful green views. With attractive, well-kept communal gardens. Currently let for approx. £2,900 PCM and the landlord would favour selling to an investor.

This purpose-built apartment in The Cedars, part of the Woodside development on Hazelwood Road in Sneyd Park. Located in one of the best positions in Woodside, this flat benefits from a fantastic view from the open-plan living area and balcony overlooking the beautifully maintained communal gardens.

Internally, this apartment benefits from having a welcoming hallway with storage cupboards, three double bedrooms, a modern bathroom with a three piece suite, spacious open plan living/fitted kitchen with large double glazed windows and door onto the private balcony.

Additional benefits include use of the communal gardens including BBQ area, off-street parking on a first come first serve basis and a garage (No. 4).

Location

The property is situated in the exclusive and leafy suburb of Sneyd Park, one of the most prestigious areas to live within Bristol. The location offers easy and convenient access to Whiteladies Road, The Downs, Clifton Village and the City Centre with its extensive range of shops, restaurants and boutiques as well as being within close proximity to Henleaze High Street. There is easy access to M4/M5 motorway networks.

Lease Remaining - 946 years

Service charge - £2499.76 per annum (includes water rates)

Ground rent - not applicable as share of freehold

KEY DETAILS

- A Spacious (approx 969 Sq. Ft) Upper Floor Apartment
- 3 Bedrooms
- Open Plan Living/Kitchen Area
- Balcony
- Communal Gardens
- Garage (No. 4)

Guide Price: £399,950

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

The property is currently tenanted

EPC: E

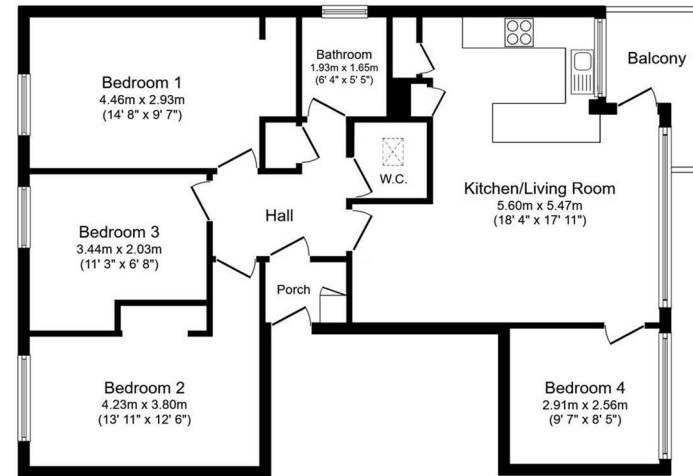
Viewing: By appointment only



The Cedars, Flat 11 Hazelwood Road, Stoke Bishop, Bristol, BS9 1QA

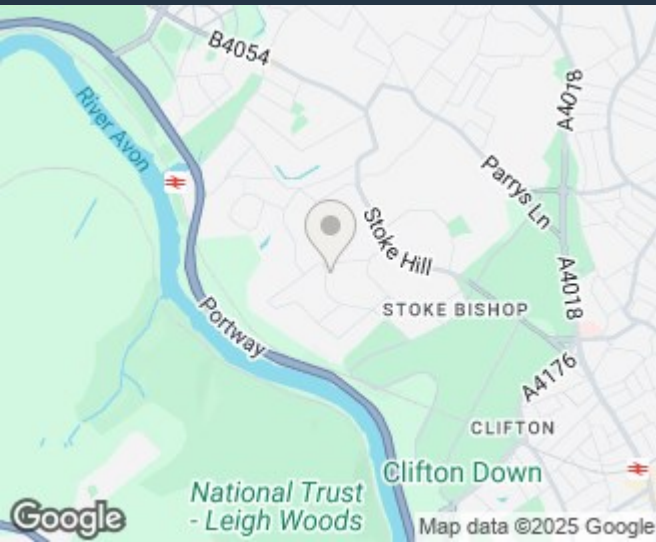
GUIDE PRICE £399,950

Flat 11, The Cedars, Hazelwood Road, BS9 1QA



TOTAL: 90.0 m² (969 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



0117 454 7054 | hello@goodchild.co.uk | goodchild.co.uk

Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

