



JULIAN COURT, BS9 1HL
£380,000 LEASEHOLD

Winkworth



Entrance hall | large storage cupboard / utility cupboard | open plan kitchen, living and dining room | 3 bedrooms | bathroom. Allocated parking space with lift access up to the apartment. Storage crate and internal waste store.

A light and spacious, 3 bedroom, purpose built, raised hall floor flat (circa 953 sq.ft) with large sitting/dining room, separate kitchen, external storage cupboard and allocated car port parking space.

A light and spacious, 3 bedroom, purpose built, raised hall floor flat (circa 953 sq.ft) with large sitting/dining room, separate kitchen, external storage cupboard and allocated car port parking space.

Set in a particularly pleasant spot in leafy Sneyd Park, within a couple of hundred yards from The Downs; handy for access to Whiteladies Road, Clifton Village and out of Bristol via The Portway and the M5 Junction 17. The Downs constitutes around four hundred acres which is synonymous with walking, jogging, sports, and exercise. Views can be seen of the Clifton Suspension Bridge and the green space allows for access to Whiteladies Road which offers a vast array of food, drink and shopping options.

Outside: storage shed, allocated carport space and communal gardens.

Electric heating and double-glazing throughout.

A lovely, well-balanced apartment combining leafy and green surroundings with the practicalities of modern living.

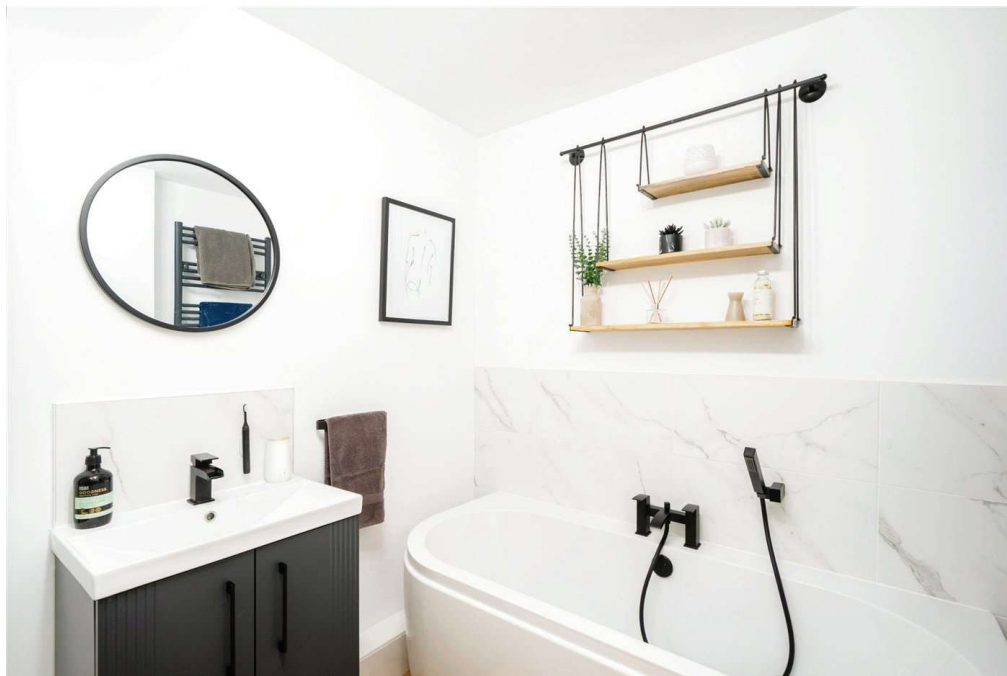
TENURE: Leasehold for the remainder of a 999 year lease which commenced from 1967. Water and sewages rates are included in the monthly service charge.

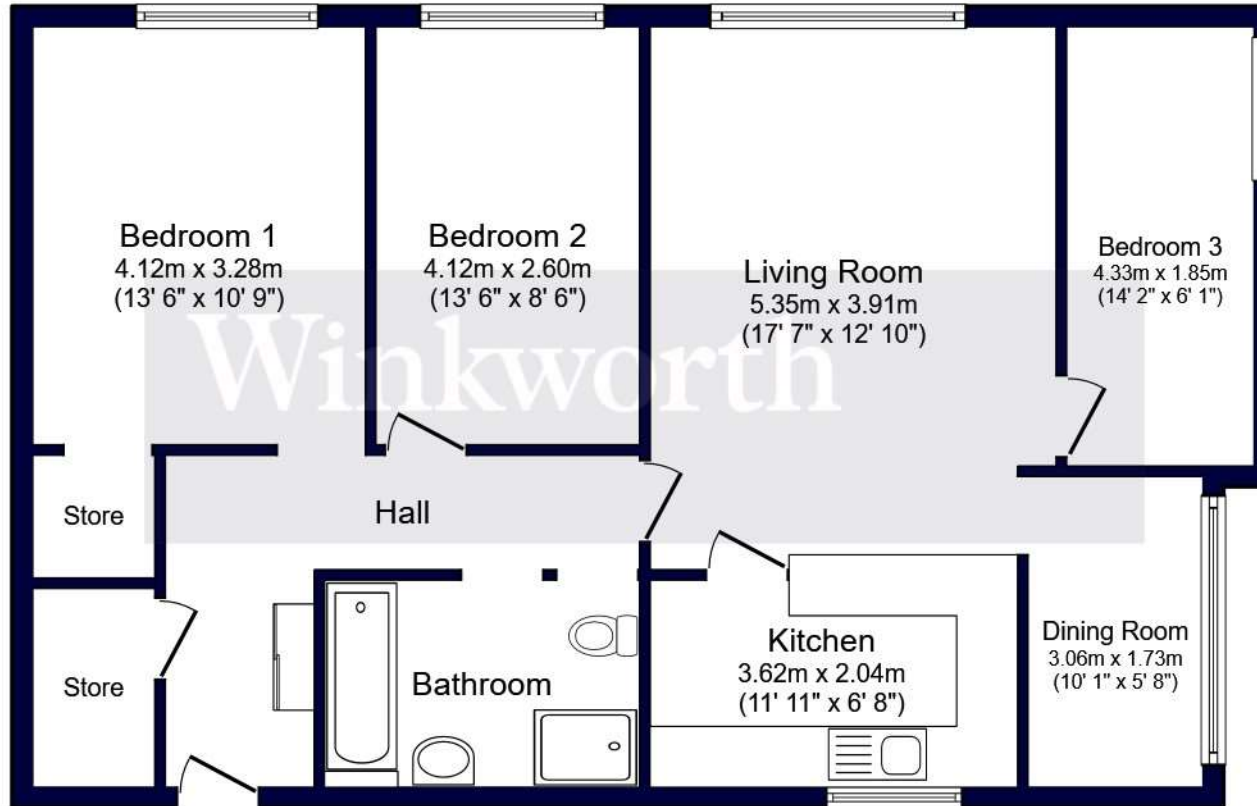
SERVICE CHARGE: Yearly service charge is £2,100.

Building insurance, garden maintenance and water rates are included in this fee.

Council Tax Band D

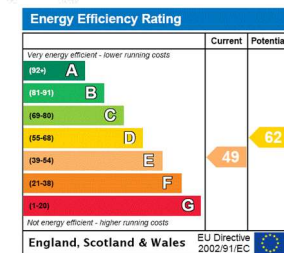






Total floor area 88.5 sq.m. (953 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Bishopston | 01179 838383 | bishopston@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

