



41 The Pines  
Hazelwood Road  
Sneyd Park, Bristol



# 41 THE PINES, HAZELWOOD ROAD, SNEYD PARK, BRISTOL, BS9 1QD

## SUMMARY OF ACCOMMODATION

A particularly light and superbly presented two double bedroom apartment set in a quiet, peaceful location offering the added benefits of some stunning outlooks towards the Bristol Channel, a single garage, a lovely open plan kitchen/living/dining space, a beautifully appointed shower room and a balcony enjoying a sunny aspect that also takes advantage of the above mentioned views. Lastly there are further off street parking spaces available within the development for owners and visitors.

## OTHER INFORMATION

**Tenure** - Leasehold for the remainder of 999 year lease from 21<sup>st</sup> January 1972, with a share of the freehold.

**Services** - Mains water, drainage and electricity

**Service charge** - £2,500 per annum

**Local authority** - Bristol City Council

**Tax band** - C - Currently £2,412.17 per annum

**Viewings** - Strictly by prior arrangement with sole agents Hydes of Bristol

**Broadband speeds** – 1,000 mbps download – 100 mbps upload

**Mobile coverage** – Good or variable indoor and outdoor – Three, EE, Vodafone, 02

## LOCATION

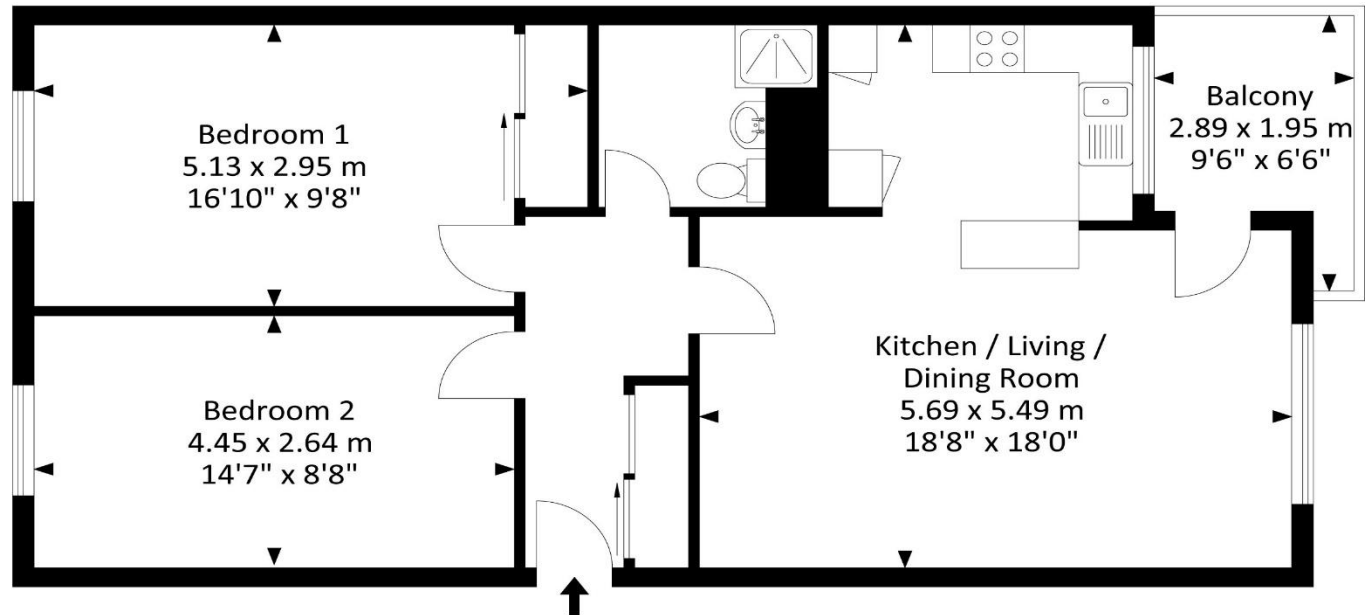
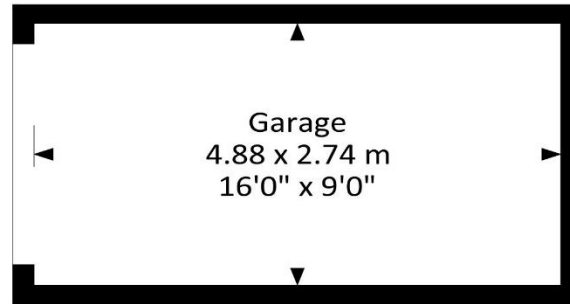
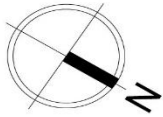
Sneyd Park is one of Bristol's most sought after areas. It is situated conveniently close to the city and amenities, but far enough away from their hustle and bustle to provide a tranquil leafy green setting. There are many green open spaces in close proximity, such as the Old Sneed Park Nature Reserve, Clifton Downs, Blaise Castle Estate, and Ashton Court. The area is particularly well served for schooling in both the state and private sectors.

Sneyd Park has easy access to the extensive local amenities of Stoke Hill, Whiteladies Road, and Henleaze. Bristol City Centre is within two miles and is accessed by regular bus services. Also at hand is Sea Mills Train Station with its connecting trains to Bristol Temple Meads which provides regular services to London Paddington. The National motorway network can be found within two miles and a half miles to junction 3 of the M32 and three miles to junction 17 of the M5. There is also excellent road and bus access to the extensive regional shopping centre at Cribbs Causeway. The property is ten miles away from Bristol International airport, offering regular flights to many European destinations.



# The Pines, Hazelwood Road Bristol BS9

Approx. Gross Internal Area  
707 Sq.Ft - 65.60 Sq.M  
Garage Area  
144 Sq.Ft - 13.30 Sq.M  
Total Area  
851 Sq.Ft - 78.90 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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