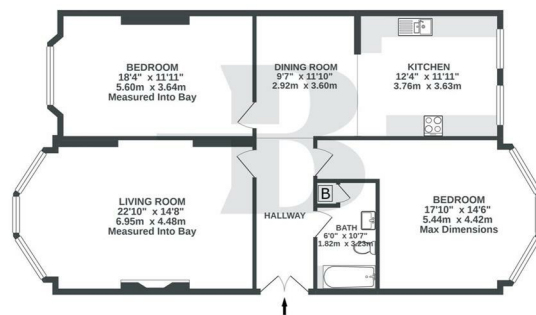


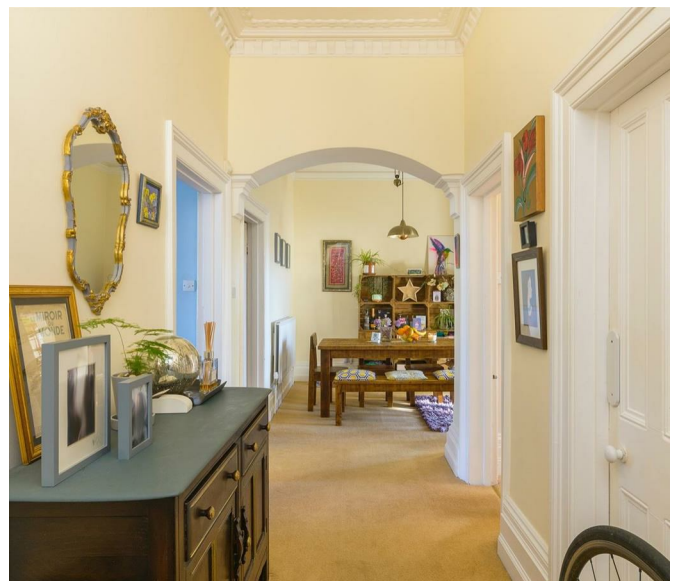
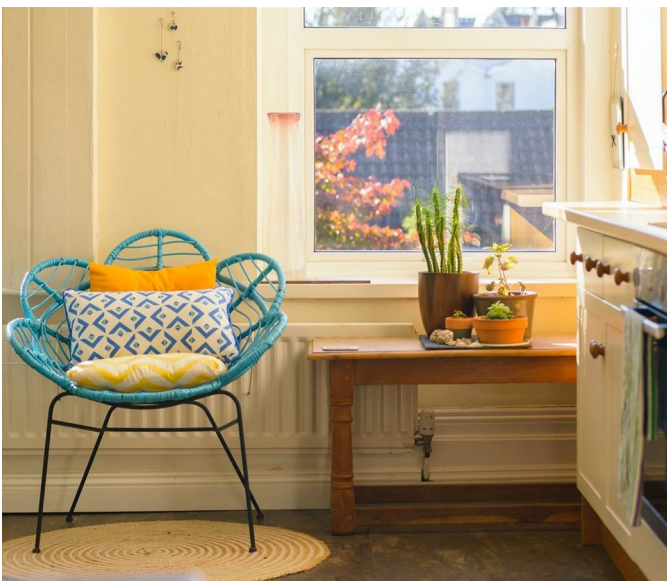
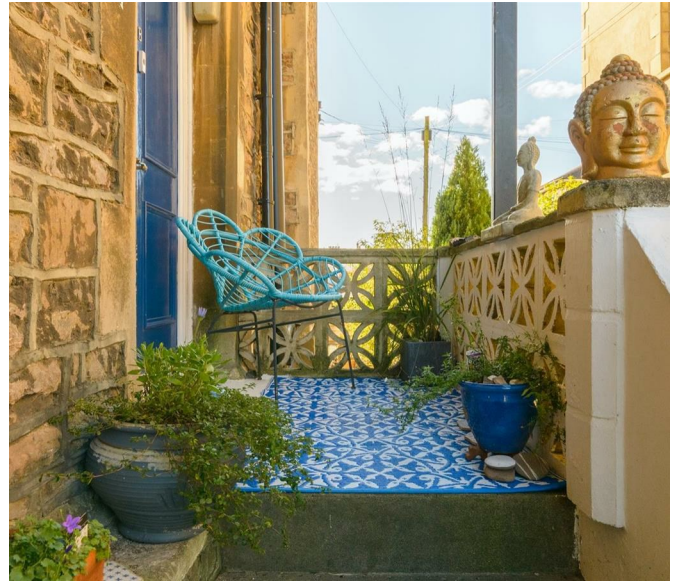


UPPER GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq ft. (110.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, counts and other data are approximate and not necessarily correct and are subject to change without notice. This plan is for illustrative purposes only and should be used for general information purposes. The purchaser, investor and prospective tenant should not rely on this plan as a basis for any investment decision. Measurements are to the center of the walls unless otherwise indicated. Measurements are to the center of the walls unless otherwise indicated. Measurements are to the center of the walls unless otherwise indicated. Measurements are to the center of the walls unless otherwise indicated.





'From the moment we walked through the blue front door of this flat we just knew it was for us – the kitchen is filled with light every morning, and the ceilings are so high you immediately feel a sense of space. We absolutely loved being just a short walk from the hustle and bustle of Whiteladies Road but having the peace and greenery of the Bristol Downs right on our doorstep. For the last few years we have rented this property whilst living in Australia. We have never been short of tenants and have always found that tenants have respected the property and have made positive connections with our neighbours. Having decided to remain in Australia permanently, it is with a very heavy heart that we are selling this flat – we hope that new owners will find this the happy home that we have.'

Julian Road is located just off of Rockleaze, which runs along the edge of The Downs. This property is on the southern end of Sneyd Park, a traditional inner-city park suburb established in Victorian times. With its wide tree lined avenues and rare traffic, the area is hugely popular with many. For all Sneyd Park's leafy suburban feel, it is in fact very close to the shops, bars and restaurants of Clifton, Westbury Park and Westbury-on-Trym. The position of this flat on the southern edge of Sneyd Park, means it is just a short walk over the Downs, into Clifton and on to the City Centre is where many of Sneyd Park's residents work and socialise. The immediate proximity of the Downs is also hugely beneficial for walkers, footballers, runners and cyclists. The Downs is also home to several classes and bootcamps, very well attended by local residents, as well as just being an expansive green space to relax and enjoy, away from the bustle of city life. The area is also very accessible for those leaving the city regularly, with Junction 18 of the M5 under ten minutes away. With Sneyd Park's grandeur, accessibility and peacefulness, it is certainly has been and still very much is one of the most desirable parts of the city.

Measuring around 110 square metres, benefitting from grand high ceilings and generous room proportions, is this two double bedroom flat. The space on offer with the flat is particularly eye-catching, with a bay-fronted living space measuring 6.95 x 4.5 metres, into the bay. The flat strikes a brilliant balance between it's period character and it's contemporary finish. The home has been lovingly cared for and carefully styled by the current occupant, creating a striking appeal to the flat upon viewing. The tall windows bring in swathes of light, especially along the back of the property which has a southerly aspect. The flat is set in a tall, grand Sneyd Park building, set back from Julian Road, making it a quiet retreat in this green neighbourhood – an ideal place to work from home or to relax on weekend and evenings. The flat comes with one allocated parking space within the ground of the building.



£450,000



Bristol, BS9 1NQ



2 Bedrooms



1 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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