



TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Boardwalk





"I've loved the peace and space of Goodeve Park over the last 12 years, having the Downs and all the pubs and restaurants of Clifton, Redlands and Westbury Park all a short stroll away. I taught my kids to swim in the pool here and have swim plenty of lengths myself. Access out of town is great too where necessary. I'll miss this place!"

A light and spacious ground floor apartment in an exclusive and verdant development in Sneyd Park. Comprised over one floor, this apartment features two double bedrooms; a W/C and separate spacious bathroom; a large L shape living area with wall to wall windows across the width of the property; and a fully integrated modern kitchen. As well as having access to extensive professionally maintained communal grounds, this property also benefits from having its own paved terrace which is accessed via double doors opening from the lounge. Residents of Goodeve park have access to two saunas and communal indoor swimming with both male and female changing rooms.

This property also comes with its own private parking space as well as a separate garage which is perfect for additional parking or storage. Goodeve Park is located in the sought after leafy Bristol district of Sneyd Park which offers convenient access to Clifton Downs, Sea Mills train station, Portway park and ride stops and the many amenities of Whiteladies Road.

c.£2796 service charge and ground rent per annum



£350,000



Bristol, BS9 1PZ



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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