



SEVERNLEIGH HOUSE STOKE HILL,  
SNEYD PARK, BS9 1JE

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# SEVERNLEIGH HOUSE STOKE HILL

## SNEYD PARK BS9 1JE

GUIDE PRICE  
£475,000

Situated in a wonderful setting just off Durdham Downs is this highly attractive raised hall floor apartment occupying part of this handsome Victorian mansion house. This delightful two double bedroom apartment boasts high ceilings, wonderful outlooks from its large sash windows, attractive communal gardens and a garage.

Due to its location and competitive price we anticipate a great deal of interest. Contact one of our property specialists to arrange your viewing today.

### Location

Sneyd Park is situated on the edge of the open expanse of Cliftons Downs forming 400 acres of inner city openness. The Downs create a natural division between the subject property and the historic suburb Clifton as well as a dramatic viewpoint across the Avon Gorge. Sneyd Park offers many practicalities over and above some of the neighbouring residential areas especially for those seeking gardens and ease of car parking. This particularly convenient position offers a choice of extensive local amenities at either Whiteladies Road (within half a mile) or Henleaze (around three quarters of a mile). Bristol city centre is within two miles and can be accessed by a regular bus service that passes within only a hundred yards of the subject property. Access to the national motorway network can be found within two and a half miles to junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping centre at Cribbs Causeway.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Entrance and Approach

Severnleigh House has an attractive entrance across a communal driveway to the main house with steps to the communal front door with entry phone providing access to a communal hallway and the apartments front door.

### Entrance Hall

With feature architrave, high ceilings, built in storage and doors to:

- Generous Period Apartment
- Spacious Sitting Room

### Sitting / Dining Room

A beautifully light and spacious room with large double glazed sash windows to the side aspect with views across the communal gardens, and triple glazed windows to the front. The room has a sitting area and dining space, again with high ceilings giving a feeling of space, door to:

### Kitchen

The kitchen is fitted to a high standard with modern wall and base units, over sized sink, granite work surfaces, and integrated appliances. There is a built in boiler cupboard and double glazed sash window to the side,

### Bedroom One

The master bedroom is of great size with a feature double glazed sash bay window and additional double glazed single sash window to the rear both over looking the communal gardens and ample space for a double bed, desk, wardrobes and storage.

### Bedroom Two

The second double bedroom, with a sash window to the rear.

### Bathroom

Fitted quality bathroom with fully tiled walls, and a suite comprising of a bath with shower fitted over and glass screen, concealed cistern wc and a wash basin. Additional fitted storage and spot lighting.

### Outside

### Communal Gardens

The apartment has use of attractive communal gardens well maintained through the management company.

### Garage and Parking

There is an allocated single garage with a parking space in front, and additional communal resident parking spaces.

### Further Information

Tenure: Share of Freehold  
Service Charge: £181 per month  
Council Tax Band: D



- Positioned Just Off The Downs
- Attractive Communal Gardens
- Two Double Bedrooms
- Garage and Parking





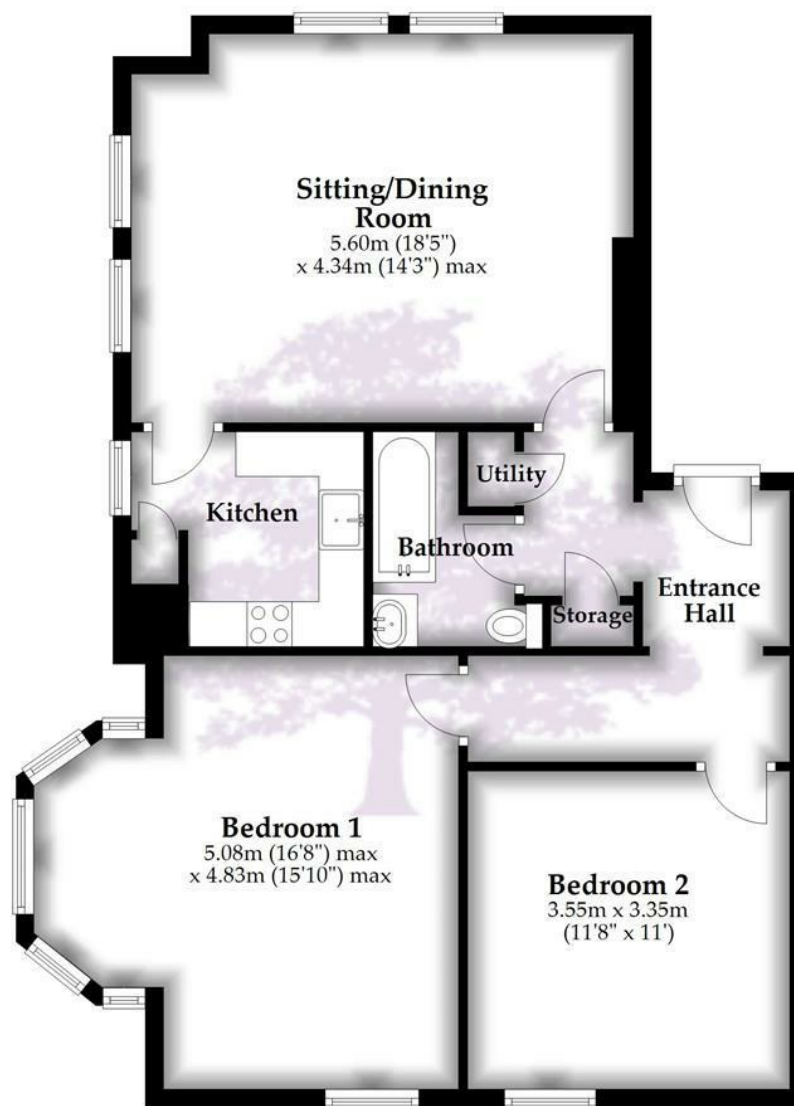


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## Floor Plan

Approx. 78.0 sq. metres (839.1 sq. feet)



Total area: approx. 78.0 sq. metres (839.1 sq. feet)

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.  
Plan produced using PlanUp.



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