



SEVERNLEIGH HOUSE STOKE HILL,
BRISTOL, BS9 1JE

GOODMAN
& LILLEY







SEVERNLEIGH HOUSE STOKE HILL

BRISTOL BS9 1JE

GUIDE PRICE
£420,000

A superb two bedroom apartment with attractive communal gardens, garage and parking, all set within a handsome period building on Durdham Downs just a short walk to Blackboy Hill and Whiteladies Road.

Don't miss out on the opportunity to make this apartment your home. Contact us today to arrange a viewing and experience all this property has to offer.

Location

This particularly convenient position provides an extensive choice of local amenities at Whiteladies Road (within half a mile / 15 mins walk away) with its pubs, restaurants and shops. Also within a 15 minute walk are North View and Henleaze which also offer a selection of restaurants, cafes and shops (including a fishmongers, butchers, deli's and cafes).

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 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 with the extensive regional shopping centre at Cribbs Causeway also just a 15 minutes drive away.

The location offers many practicalities over and above some of the neighbouring residential areas especially for those seeking gardens and ease of car parking (shared car parking on site, unrestricted on street-parking, and a garage).

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 stairs that lead up to the apartments front door.

Entrance Hall

With built in storage and doors to:

Sitting / Dining Room

A beautifully spacious room with large double glazed windows to the rear aspect with great tree lined views, and velux window to the front. The room has a sitting area and dining space and a door to the kitchen.

Kitchen / Breakfast Room

The kitchen is fitted to a good standard with wall and base units, sink, wooden work surfaces, and integrated oven and hob, plumbing for washing machine. There is a wall mounted gas boiler and double glazed windows to the front,

Bedroom One

The main bedroom is of good size with feature double glazed windows to the rear with wonderful tree lined views and additional double glazed single velux window to the side, ample space for a double bed and desk, fitted wardrobes and storage.

Bedroom Two

A second double bedroom, with velux windows to the rear.

Bathroom

A quality bathroom with fully tiled walls, heated mirror and suite comprising, bath with shower fitted over and glass screen, toilet and wash basin. Additional fitted spot lighting, heated towel rail/radiator and velux window.

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 and additional communal resident parking spaces.

Further Information

Tenure: Share of Freehold
Service Charge: £175 per month
Council Tax Band: D



- Wonderful Period Apartment
- Well Appointed Throughout
- Communal Gardens
- Positioned Just Off Durdham Downs
- Tree Line Views
- Viewing Highly Recommended
- Two Generous Bedrooms
- Garage and Parking



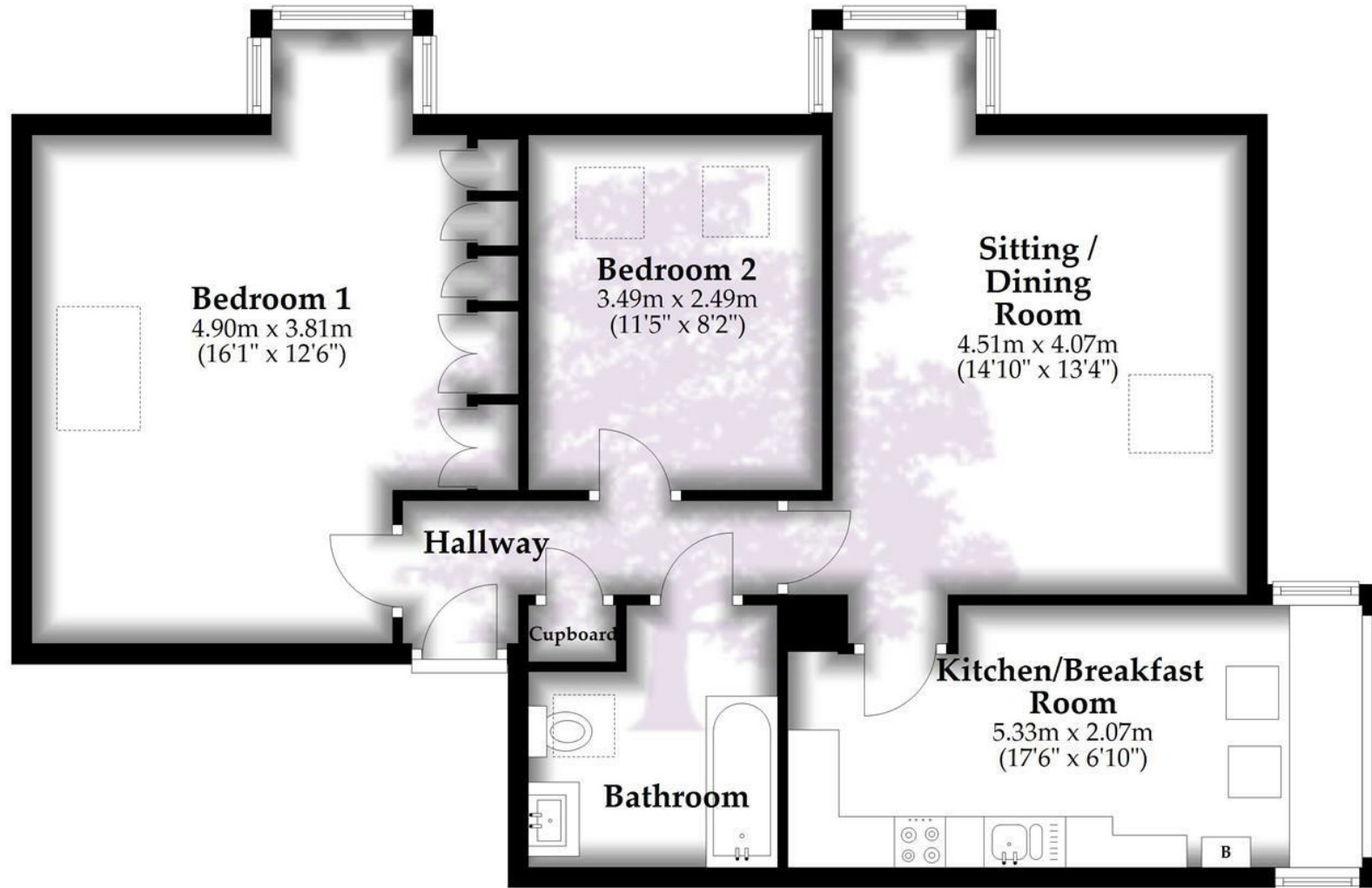


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Floor Plan

Approx. 80.7 sq. metres (868.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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