



SARAH CLARK
PROPERTY CONSULTANTS

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ROCKLEAZE AVENUE, BRISTOL, BS9 1NG

This charming apartment is situated in the sought after area of Sneyd Park, within walking distance to Durdham Downs. It offers modern living, close to the amenities of Westbury Park and Clifton, but with the added benefit of being set in tranquil surroundings.

The apartment has private gardens to the front and rear and an allocated parking space.

With a private entrance into a large entrance hall, the accommodation includes a welcoming reception room with neutral decoration and large bay window, this is an ideal space for relaxing and entertaining.

The contemporary kitchen is well equipped with all modern appliances, including electric oven and hob, dishwasher, fridge freezer and washing machine and a range of wall and base units for storage so is great for home cooks.

To the rear of the property there are two well-proportioned double bedrooms each neutrally decorated and with access to the rear garden. The stylish bathroom adds a touch of luxury and has a bath with shower over, wc and basin.

The private courtyard garden is a great space, perfect for enjoying a morning coffee or hosting summer barbecues. This South East facing courtyard also has a garden room/storage area and has access to the parking space.

This is a delightful apartment set in a sought after location and close to amenities.

Additional Information:

Council Tax Band = C

EPC = C

Leasehold with 958 years remaining

No Ground Rent

Service Charge = £144.29 pcm

Well run management company.



Features

- No Onward Chain
- Charming Two Double Bedroom Apartment
- Large Reception with Contemporary Kitchen
- Front and Rear Gardens
- Allocated Parking Space
- Close to Durdham Downs



Reception/Kitchen

19'8" x 21'5" (6.01 x 6.53)

This well proportioned room benefits from a large bay window and pleasant outlook over the front garden. The stylish kitchen has plentiful storage with a range of wall and base units and is fully equipped with instant hot water tap, electric oven and hob, dishwasher, integrated fridge/freezer and washing machine. This lovely room has modern neutral decoration and is a ideal space for both relaxing and entertaining.

Bathroom

This stylish bathroom has a bath with shower over, basin and wc.

Bedroom One

12'6" x 13'5" (3.83 x 4.11)

The master bedroom is a good sized double room and benefits from patio doors to the private rear garden.

Bedroom Two

10'9" x 13'5" (3.29 x 4.11)

This second smaller double room has a door leading the the private patio garden.

Hallway Storage Cupboard

This very useful storage cupboard also houses the gas boiler.

Outside

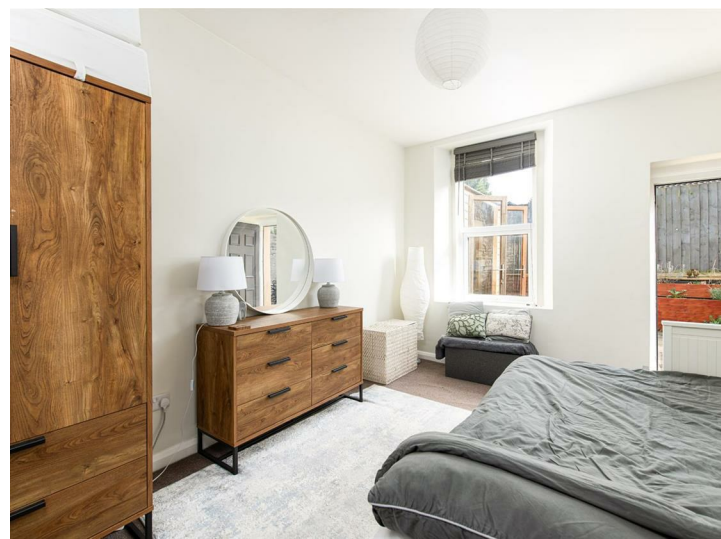
The apartment benefits from ownership of both front and rear gardens.

To the front of the apartment is a small garden.

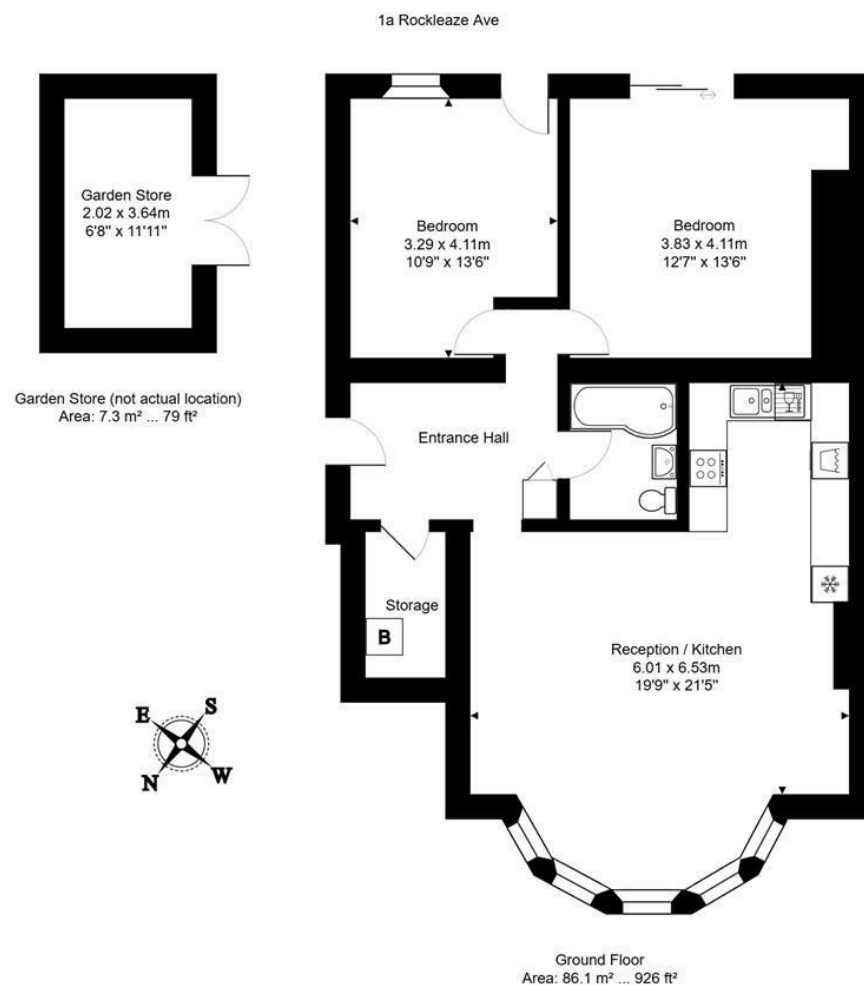
To the rear of the property is a private paved garden which is South East facing and has gated access to the allocated parking space.

The private garden has a garden room/bike storage area.

To the rear is an allocated parking space.



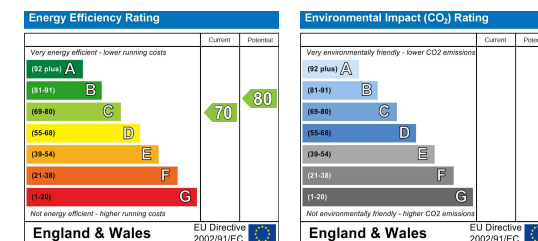
TENURE LEASEHOLD



Garden Store (not actual location)
Area: 7.3 m² ... 79 ft²

Total Area: 86.1 m² ... 926 ft² (excluding garden store)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.