



Top Floor Flat, 23 Towerleaze, Knoll Hill

Guide Price £375,000

RICHARD
HARDING

Second Floor Flat, 23 Towerleaze, Knoll Hill

Sneyd Park, Bristol, BS9 1RU

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A generous sized and well presented 2 bedroom second floor purpose-built apartment with balcony, garage and visitors parking, with far reaching views over Sneyd Park and the Avon Gorge.

Key Features

- A highly regarded purpose-built apartment in the heart of Sneyd Park with attractive communal gardens surrounding the development, far reaching views, ample parking and a peaceful feel, yet still within easy reach of the city.
- A particularly pleasant and leafy setting, located on the edge of Sneyd Park Conservation Area handy for The Downs, Clifton Village and Whiteladies Road.
- The flat is notable for its balanced layout with two generous sized double bedrooms situated on one side, with a large sitting room, balcony and kitchen on the other side.
- Bathroom and en-suite shower room.
- Electric underfloor heating, with additional electric heaters installed in 2023 and fully double glazed throughout the apartment.
- **Accommodation:** entrance vestibule, inner hall, walk-in cupboard, sitting/dining room, kitchen, bedroom 1, bedroom 2 with en-suite shower room/wc, bathroom/wc.
- **Outside:** single garage, communal gardens and grounds, visitor parking.

ACCOMMODATION

APPROACH: the property is approached over the parking area, a shallow flight of steps with handrail leads down to communal entrance door with intercom entry system. Doorway into:-

COMMUNAL HALLWAY: well decorated communal hallway with staircase rising to second floor landing, where there are just two flats on this level. Private door into:-

ENTRANCE VESTIBULE: convenient coat hanging space and space for shoe storage, wood effect laminate flooring which continues through further door into:-

INNER HALL: central hallway which provides access to all of the principal rooms, telephone intercom entry phone, wall mounted thermostatic heating controls, door into:-

CUPBOARD: walk-in cupboard from the central hallway with built-in 'L' shaped shelving to head height, lighting, floor level electric consumer unit.

SITTING/DINING ROOM: (22'2" x 16'10") (6.75m x 5.13m) wood effect laminate flooring continues from the hallway throughout. Dining area with space for dining table opens to wider sitting room with electric heater, upvc double glazed window and further upvc double glazed sliding patio door opening onto **Balcony** with far reaching views over the Avon Gorge in the distance and the inner communal garden area.

KITCHEN: (9'9" x 9'8") (2.98m x 2.95m) accessed from the hallway, upvc double glazed window to rear elevation overlooking communal gardens with multi-coloured tiled sill which extends to splashback tiling above roll edged worksurfaces to four sides, eye and floor level cupboards and drawers, spaces for kitchen appliances include oven, dishwasher, undercounter fridge and freezer. Breakfast bar area to one side, extractor hood over space for oven, tiled flooring and wall mounted heating controls.

BEDROOM 1: (13'0" x 11'3") (3.95m x 3.43m) upvc double glazed window to front elevation with far reaching views across Sneyd Park and the front communal grounds and parking area, silver oak laminate flooring, built-in wardrobes with sliding mirrored doors on opposing wall, wall mounted thermostatic heating controls and electric heater.

BEDROOM 2: (13'0" x 9'8") (3.95m x 2.95m) upvc double glazed window to front elevation overlooking front communal grounds, silver oak laminate flooring, wall mounted thermostatic heating controls, electric heater and door into:-





En-Suite Shower Room/WC: raised shower cubicle with variable thermostatically controlled mixer shower, shower curtain rail, fully tiled walls and floor, close coupled wc, counter top hand basin with cupboard below, fixed wall mirror with shaving light over, wall mounted extractor fan, electric heated towel rail.

BATHROOM/WC: white suite comprising bath with mixer tap and Mira Sport electric shower over, shower curtain rail, close coupled wc with concealed cistern, counter top hand basin, full length wall mirror, shaving points, fully tiled walls and floor, wall mounted extractor fan, electric heated towel rail. Cupboard housing hot water cylinder, washing machine and further space for storage.

OUTSIDE

GARAGE: (16'8" x 8'3") (5.08m x 2.52m) single garage with standard up and over door.

PARKING: parking at the site is unallocated and it is understood that each resident has a right to park one car in this parking area, which serves conveniently as visitor parking in addition.

COMMUNAL GARDENS & BIN STORAGE: the property provides substantial communal gardens around the development and are notable for providing a leafy outlook in all directions from the apartment. There is a bin store located at the front of the property in the car park area.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 989 year lease from 30 October 1981 with an annual Ground Rent of £25. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £200 (although the bill is paid every six months). This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	71 C

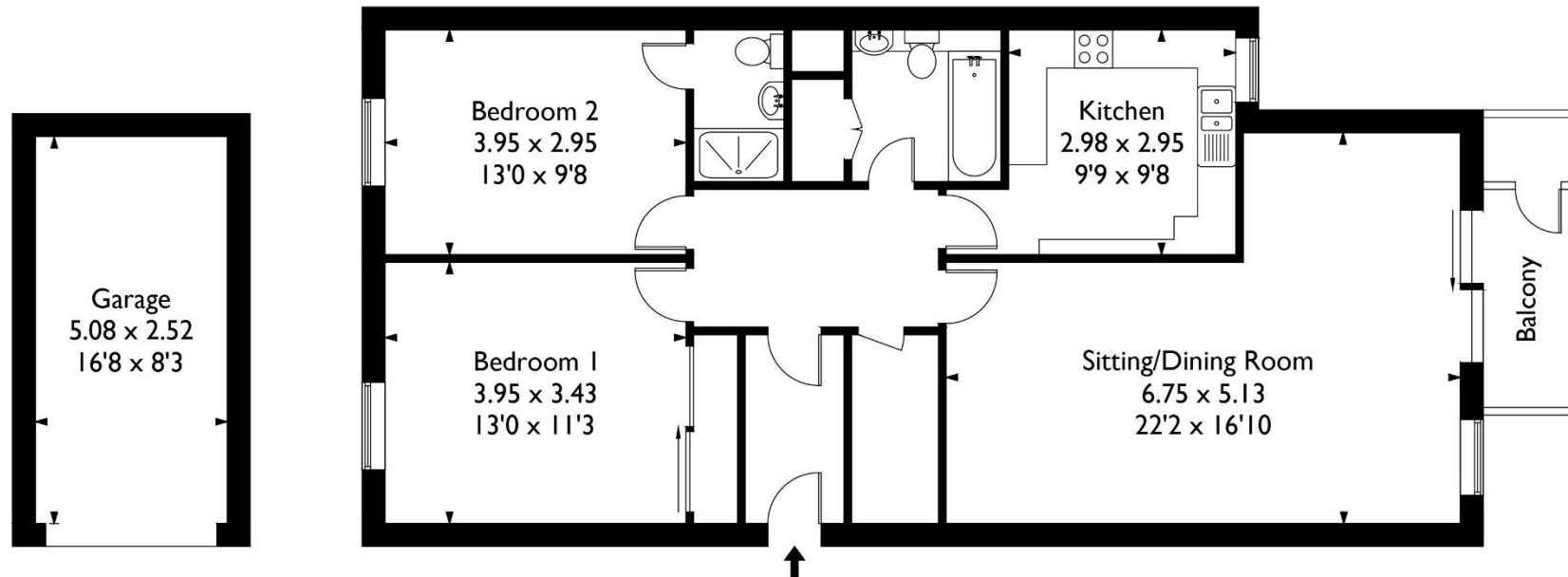
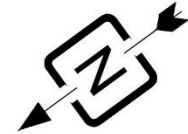
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Knoll Hill, Sneyd Park, Bristol, BS9 1RU

Approximate Gross Internal Area 87.7 sq m / 943.7 sq ft

Garage Area 12.8 sq m / 137.8 sq ft

Total Area 100.5 sq m / 1081.5 sq ft



Garage

Top Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.