



Second Floor Flat, 24 Towerleaze, Knoll Hill
Guide Price £450,000 - £465,000

RICHARD
HARDING



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Sneyd Park, Bristol, BS9 1RU

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A recently renovated, light filled and spacious, 3 double bedroom, 2 bath/shower room, purpose built balcony apartment, circa 1,175 sq. ft., having superb elevated views, separate kitchen with integrated appliances, single garage in block, ample parking and well maintained gardens and grounds.

Key Features

- The apartment has in recent years undergone a complete refurbishment with new kitchen, two new bathrooms, replacement wi-fi controlled electric heaters throughout, partially re-skimmed and re-decorated.
- A stylish kitchen comprehensively fitted with an array of soft closing base and eye level units combining drawers and cabinets, slimline roll edged quartz worktops with matching upstands and integrated appliances including electric oven, 4 ring induction hob and washing machine.
- A particularly pleasant and leafy setting, located on the edge of Sneyd Park Conservation Area yet handy for the Downs, Whiteladies Road and Clifton Village.
- **Accommodation:** reception hall, L shaped sitting/dining room with south-westerly facing balcony, separate kitchen, 3 double bedrooms (one with en-suite shower room), family bathroom.
- **Outside:** ample parking for the residents of Towerleaze, single garage in block, beautifully maintained communal gardens and grounds.





ACCOMMODATION

APPROACH: via parking forecourt, path leads to communal front door with telecom entry system. Staircase ascends to the second floor where the private entrance to the property can be found on the left hand side. Door with obscure glazed fanlight, opening to:-

RECEPTION HALL: (15'0" x 9'10" decreasing to 6'4") (4.57m x 3.00m/1.93m) a most welcoming and spacious introduction, having wall mounted electric panel heater, wall mounted telecom entry phone, ceiling light point. Useful cloakroom cupboard with shelving and ceiling light point. Doors with obscure glazed overlights, opening to:-

L SHAPED SITTING/DINING ROOM: (22'7" x 11'4" plus 11'2" x 10'6") (6.89m x 3.45m plus 3.40m x 3.20m) a generously proportioned dual aspect principal reception room. Upvc double glazed sliding doors enjoying a south-westerly orientation overlooking and opening externally to the balcony. Further upvc double glazed window to the side elevation enjoying exceptional far reaching 180 degree views encompassing Sneyd Park towards the Blaise Estate with the River Severn and even Wales visible in the distance. Two wall mounted electric panel heaters, coved ceiling, two ceiling light points, wall mounted thermostat heating control.

Balcony: (9'0" x 4'6") (2.74m x 1.37m) enjoying a sunny orientation with ample space for table and chairs and having lovely views across the communal gardens towards open countryside in the distance. Door to storage cupboard.

KITCHEN: (11'2" x 9'9") (3.41m x 2.98m) comprehensively fitted with an array of soft closing base and eye level units combining soft closing drawers and cabinets. Slimline roll edged quartz worktops with matching upstands, undermount stainless steel 1 ½ bowl sink with swan neck mixer tap over. LED pelmet lighting and a pair of solid oak floating bookshelves. Integral appliances including electric oven, washing machine, 4 ring induction hob and built-in extractor hood over. Upvc double glazed window to the side elevation enjoying exceptional far reaching views. Ceiling light point and electronically operated extractor fan.

BEDROOM 1: (16'3" x 11'9" measurements including en-suite shower room) (4.95m x 3.58m) upvc double glazed window to the front elevation, coved ceiling, wall mounted electric panel heater, ceiling light point. Door to:-

En-Suite Shower Room/WC: (6'8" x 6'4") (2.03m x 1.93m) walk-in style double width shower with shower screen, fully tiled surround, wall mounted shower unit and handheld circular shower. Pedestal wash hand basin with mixer tap and splashback tiling. Low level dual flush wc. Upvc double glazed window to the side elevation with far reaching views, wall mounted heated towel rail/radiator, double opening base level cupboard, fitted shelving, inset ceiling downlights, shaver point.

BEDROOM 2: (12'10" x 10'10") (3.90m x 3.30m) upvc double glazed window to the front elevation, wall mounted electric panel radiator, built-in panelled wardrobes with ample hanging rail and shelving space, coved ceiling, ceiling light point.

BEDROOM 3: (13'0" x 8'3") (3.97m x 2.51m) upvc double glazed window to the front elevation, wall mounted electric panel radiator, coved ceiling, ceiling light point.

FAMILY BATHROOM/WC: (6'6" x 6'5") (1.98m x 1.96m) P shaped bath with shower screen, built-in shower unit and handheld shower attachment with fully tiled surround. Wall mounted wash hand basin with mixer tap, splashback tiling and pull out drawer below. Low level dual flush wc. Landscape upvc double glazed window to the side elevation with far reaching views. Heated towel rail/radiator, fitted shelving, ceiling light point, shaver point. **Airing Cupboard** housing hot water cylinder and slatted shelving.



OUTSIDE

GARAGE IN BLOCK: (18'9" x 8'4") (5.72m x 2.54m) from the parking forecourt turn left (sign marked 1-12 Towerlease) and the garage in question is the first (end of terrace of garages) on the left hand side. Electronically operated up and over door, light and power connected, wall mounted shelving, wall mounted eye level cabinets.

PARKING: there is a private car park with ample unallocated parking for residents and visitors.

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 in the car park area.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 10 April 1981 to 21 December 2970, with an annual ground rent of £25 p.a. (not currently paid). We understand that the Freehold for the building is owned by the Management Company. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £180. This information should be checked by your legal adviser.

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

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.

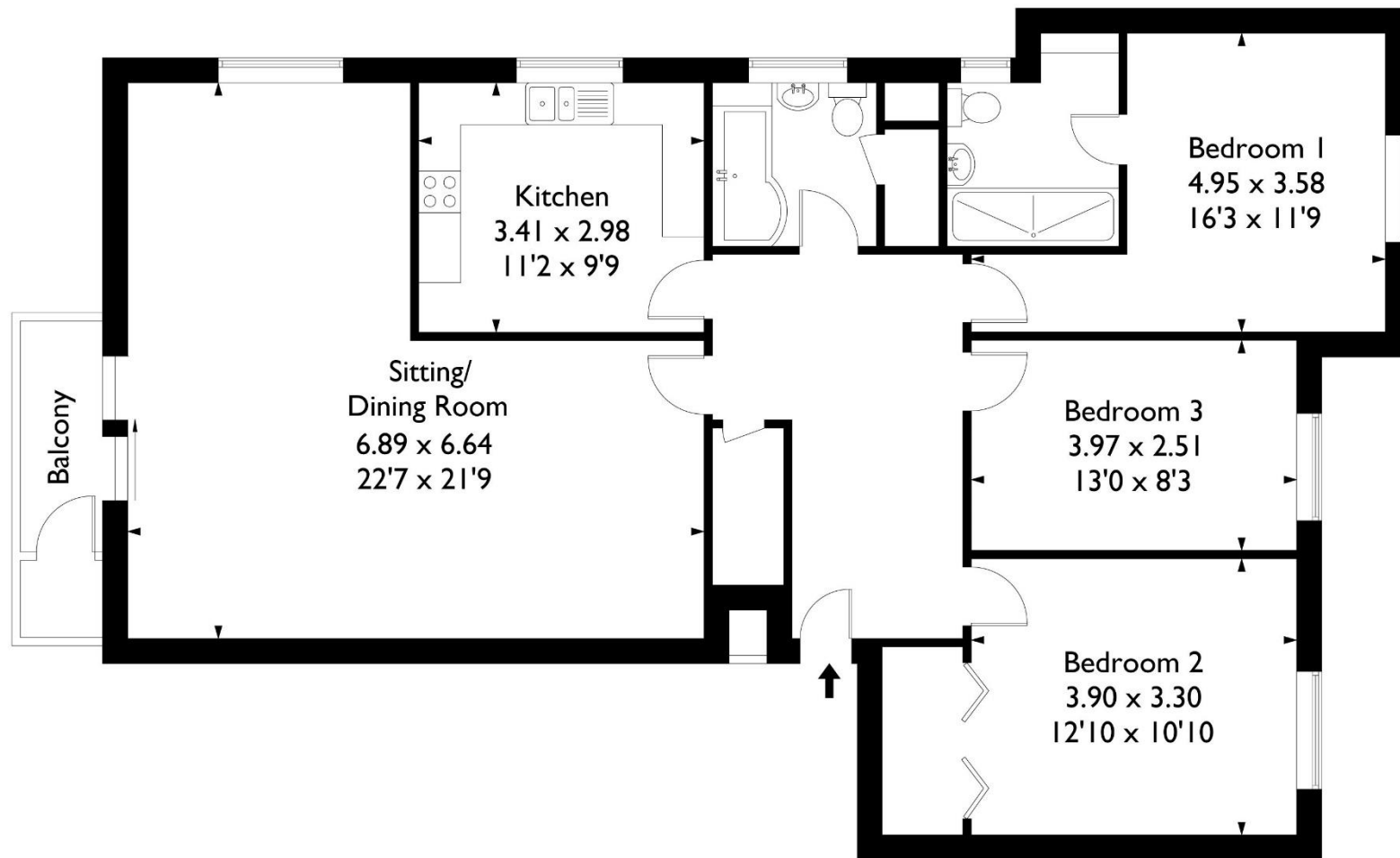
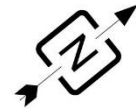
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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





Towerleaze, Knoll Hill, Sneyd Park, Bristol, BS9 1RU
Approximate Gross Internal Area 109.50 sq m / 1178.50 sq ft



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.