



17, Chattenden House Stoke Park Road South, Sneyd Park, Bristol, BS9 1LR
Offers In Excess Of £500,000

A exceptionally well configured (1259 sq ft) ground floor apartment with private entrance, courtyard garden and two parking spaces.

- Sunny Garden flat (South/West facing)
- Two spacious double bedrooms
- Modern interior
- Quiet & Private setting
- Two allocated parking spaces
- Sought after location
- Master with en-suite

The Property

Nestled along a secluded road in the highly coveted suburb of Stoke Bishop, this apartment exudes a sense of spaciousness and tranquility. Surrounded by lush greenery and picturesque tree-lined vistas, the property offers an idyllic semi-rural ambience, enhanced by its proximity to the renowned Clifton Downs. Here, residents can indulge in leisurely strolls while relishing panoramic views of the Avon Gorge and the iconic Clifton Suspension Bridge.

Stepping into the residence, you are greeted by an inviting entrance hallway that flows seamlessly into a generously proportioned reception/living area. This expansive space features a substantial dining table complemented by ample room for relaxed seating arrangements. Adorned with large patio doors, the living area effortlessly connects to the patioed garden, creating an inviting setting for alfresco dining whilst enjoying the warmth of the sunny southerly/westerly orientation. The modern kitchen is thoughtfully designed, offering plenty of storage, ample worktop space, and provisions for essential appliances, including an integrated fridge/freezer, gas hob, oven, and dishwasher.

Located on the opposite side of the property, the accommodation comprises two spacious double bedrooms, each boasting built-in wardrobes for convenient storage solutions. The master bedroom further benefits from a generously sized en-suite bathroom, while a stylish family bathroom serves the adjacent bedroom.

Additional highlights of this residence include two private allocated parking spaces and secure bike storage facilities.

Location - Stoke Bishop

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula’s Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information

Leasehold: 125 years - circa 103 years remaining
Ground rent: £400 PA
Management Fee: £3000 PA
Council Tax Band: E

Please Note

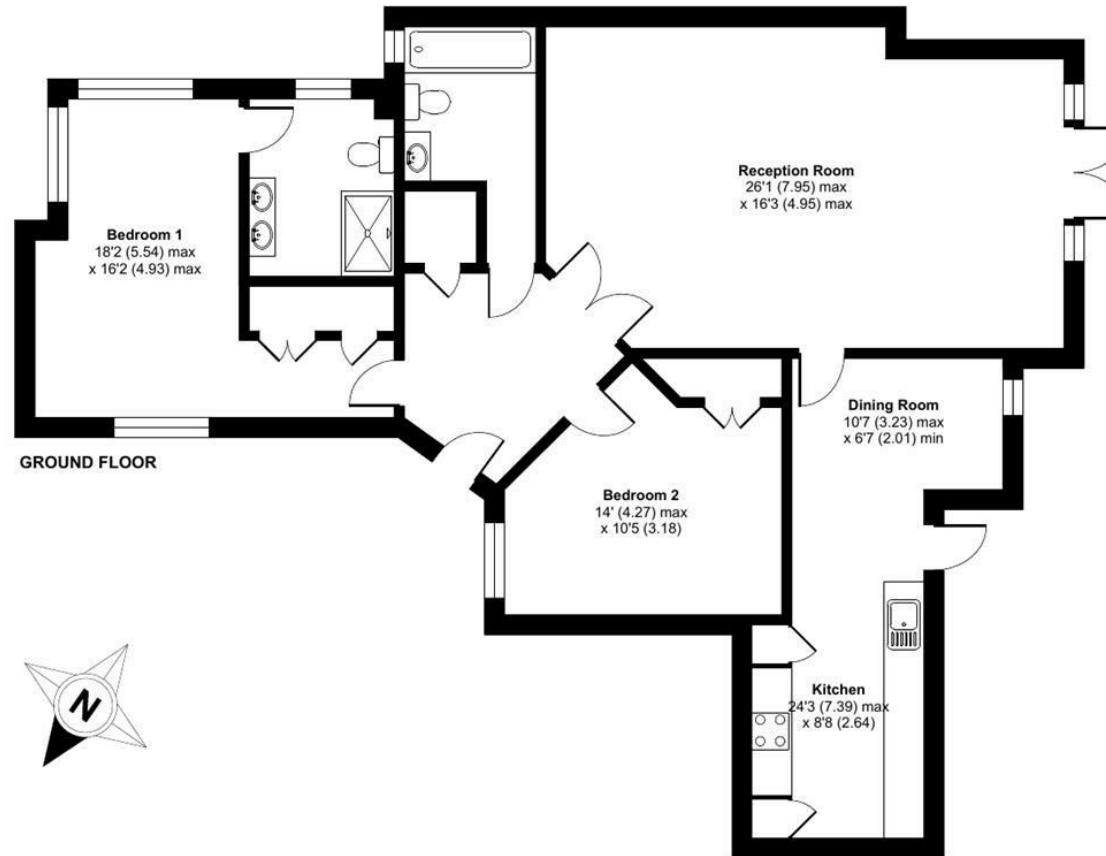
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Stoke Park Road South, Bristol, BS9

Approximate Area = 1259 sq ft / 116.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hollis Morgan. REF: 1109408



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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