



Rockleaze Avenue | Guide Price £350,000

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## 6 Rockleaze Court, Rockleaze Avenue, Bristol, BS9 1NN

- Purpose Built
- No Onward Chain
- Spacious
- Westerly Aspect Balcony
- Garage & Parking Space

Rockleaze Court is a popular purpose built block located just off Durdham Down on quiet Rockleaze Avenue in Sneyd Park. Positioned on the sunny side of the building with balcony enjoying a pleasant outlook as well as evening sun the apartment is spacious throughout and has the benefit of a garage and allocated off street parking space.

With the parkland of Durdham Downs just around the corner and a 15 minute walk to Clifton the location is convenient to local amenities yet relatively peaceful. In addition to the balcony there are lovely communal gardens for residents to enjoy.

Approached via a wood panelled communal hall with lift and stairs to the first floor. The front door opens into a spacious hall from which all other rooms radiate off. The hall boasts two generously proportioned storage cupboards.

The sitting room has balcony overlooking the rear aspect and communal gardens. Further window to the side. Plenty of space for lounge furniture and dining table. Adjacent to it is the kitchen. A spacious room that has space for a breakfast table around a comprehensive range of fitted cupboards. Window to the side aspect.





The bedrooms are both generous double sized rooms and have windows to the rear aspect as well as built in wardrobes. The shower room offers walk-in shower, low level WC and wash hand basin.

Externally the apartment has an allocated parking space to the front of the building indicated by the numbering 6 and also a single car garage positioned at the rear (last but one on the left hand side).

**Important Information:**

Lease length 999 years from 1974.

Service charge £599.99 (paid quarterly).

The building is externally managed.

No ground rent.

Council tax band D.

This information should be checked by your legal adviser.



**Energy Performance Certificate Rating D**

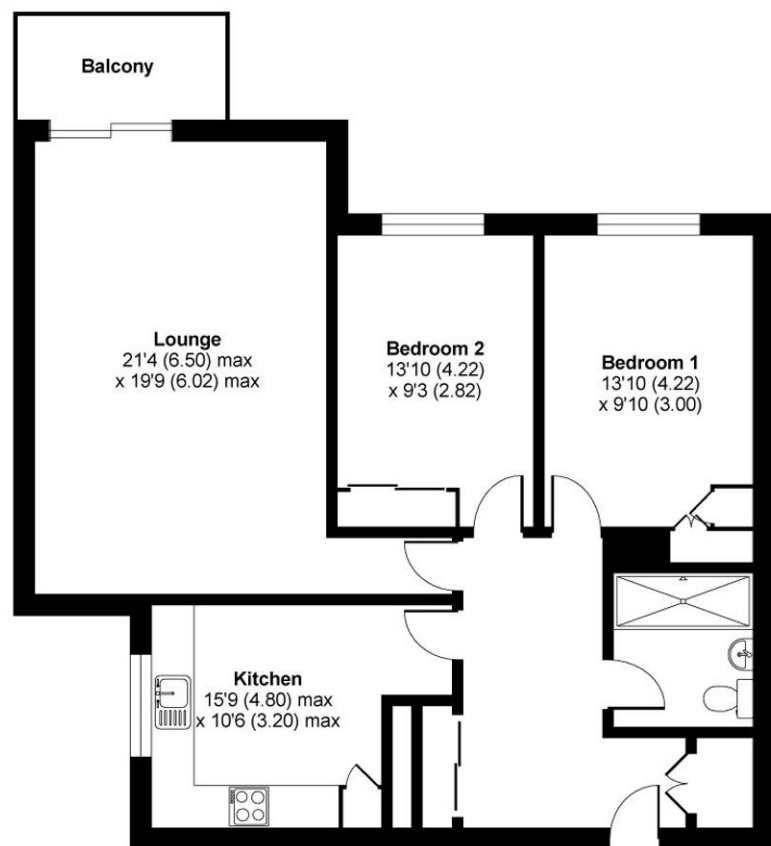




# Rockleaze Court, Rockleaze Avenue, Bristol, BS9

Approximate Area = 936 sq ft / 87 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1303280



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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