



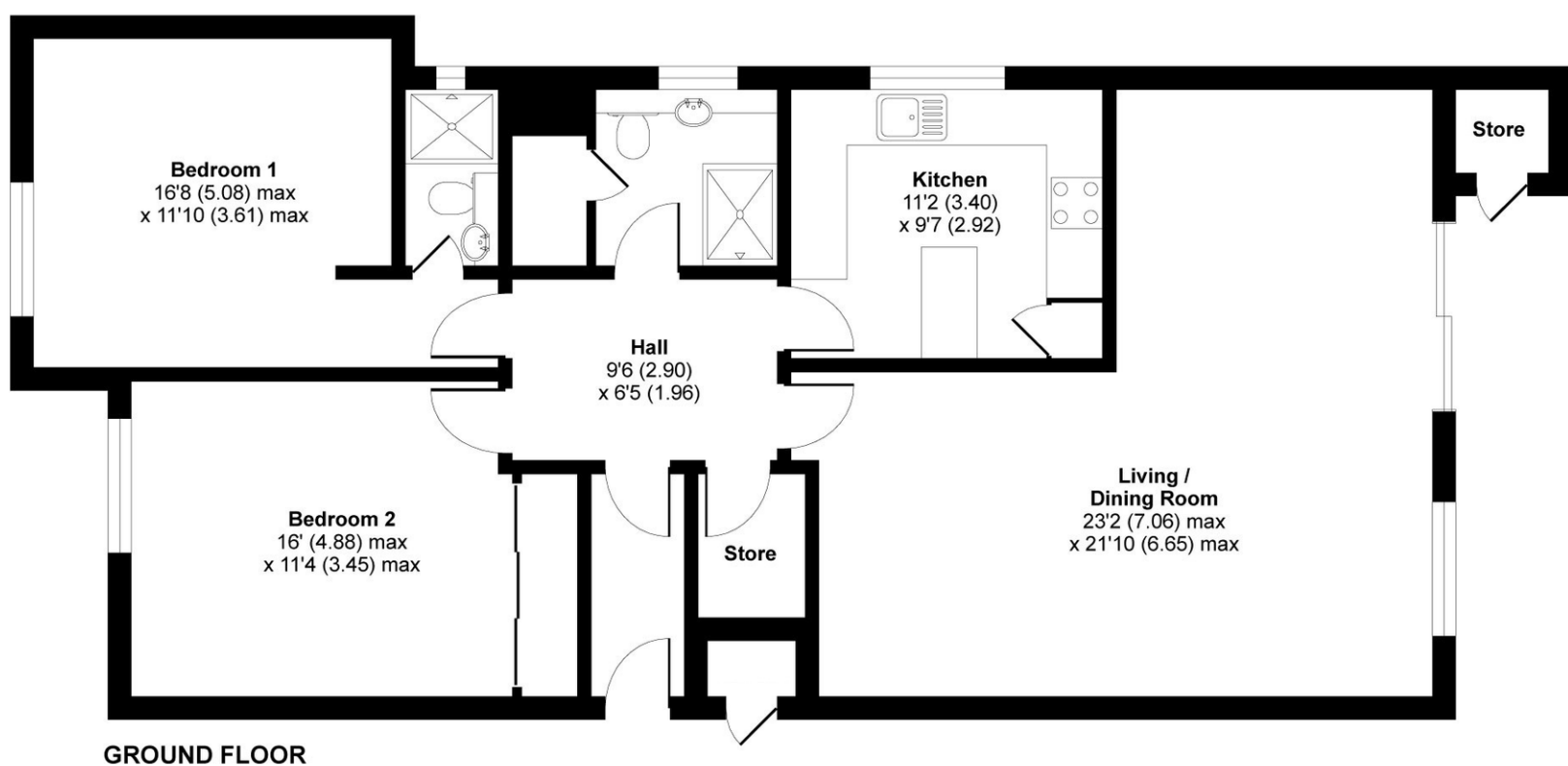
Knoll Hill, Bristol, BS9

Approximate Area = 1063 sq ft / 98.7 sq m

Outbuildings = 16 sq ft / 1.5 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2025. Produced for Leese & Nagle. REF: 1334414

13 Towerleaze, Knoll Hill, Bristol, BS9 1RU

- Tastefully Recently Updated Turnkey Property
- No Onward Chain
- Ground Floor With Level Access
- Direct Access To Communal Gardens
- South-Westerly Main Orientation
- Private Garage & Ample Parking

This generously sized apartment has been tastefully updated in recent years and offers turn key living in a highly desirable development in Sneyd Park. Residents particularly appreciate the tranquillity and peace of the setting. Ground floor apartments within the development are rare to the market. Offered for sale with no onward chain.

Towerleaze forms part of a purpose-built development constructed by renowned Bristol builders Bensons in the 1980s. Typified by low-density, low-level blocks set in generous gardens with a very high build quality, these apartments are, particularly by modern standards, incredibly spacious and continue to be coveted by their owners and discerning buyers.

Set on the sunny, southerly end of the building with windows on three aspects, this particular apartment enjoys direct level access from the parking area and is within close proximity of its allocated garage. It also enjoys direct access from its living room patio doors to the extensive communal grounds, and has a south westerly aspect from the main living room ensuring plenty of natural light.

With 1,070 sq./ft. (100 sq./m) of accommodation the apartment is generously proportioned throughout and conveys a feeling of space, light, and calm. The living room stretches across the rear of the apartment with both picture window and patio doors overlooking the gardens. Being L shaped, this room also has a generous area to accommodate a dining table and associated furniture. Underfloor heating throughout the property helps facilitate furniture placement. The kitchen again is a welcoming space and has pleasant outlook from its side facing window. A range of modern kitchen units occupy three of the walls with range of built in appliances and space for a free-standing washing machine. A breakfast bar provides additional preparation space or room for casual dining.

The bedrooms are both positioned at the front of the building and benefit from morning sun. Both are generous doubles of almost equal size. The principal bedroom has a modern en suite shower room with large walk-in shower and window to the side aspect. It also has a run of attractive fitted storage and is currently presented as a home office. The second bedroom is fitted with a run of fitted mirror wardrobes and is currently presented as a bedroom with ample space for furniture.



The main shower room again features a modern white suite comprising large corner shower, wash basin and WC set into a vanity unit with window to the side aspect. There is also a large, semi walk in cupboard houses the pressurised hot water tank and offers additional storage space within the shower room. There is a further practical storage cupboard accessed from the hallway of the flat, ideal for coats and shoes. A further cupboard is accessed from the patio area, and offers space for a tumble drier.

Extensive mature grounds surround the blocks in the development and are well tended via the management company.

There is ample unallocated resident and visitor parking to the front of the building and a single garage in the adjacent block with up and over metal door (third on the left on row facing the side of flat).

The location provides excellent access for travel or commuting with Bristol airport 7 miles away and Parkway train station just a 20 minute drive. The vibrant areas of Clifton Village and Henleaze are within reasonable walking distance, both hosting an array of shops and restaurants. 2 local nature reserves are a couple of minutes walk from the apartment, which boast both historic and environmental significance to the area.

Important Information:

Council Tax band D (currently £2,583 per annum)
Management charges £1,800 per annum
Lease start date 989 years from 19/06/1981
Management company own the freehold
Ground Rent £25 (no plans to increase as owned my management company)
Block run by Easton Bevins on residents’ management company behalf

Pets by permission only



Energy Performance Certificate Rating E