



Second Floor Flat, 5 Rockleaze

Guide Price £735,000

RICHARD
HARDING



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Sneyd Park, Bristol, BS9 1ND

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Set in an elegant and impressive grade II listed Victorian period building fronting the Downs in leafy Sneyd Park in a southerly direction - a stunning 2 double bedroom, 2 bath/shower room, second floor apartment, circa 1,565 sq. ft., of superlative quality throughout with kitchen/dining room, bay fronted drawing room, allocated off-street parking, storage garage in block and communal gardens.

Key Features

- Located on an acutely sought after road within the much-coveted area of Sneyd Park, immediately fronting the Downs which offers 400 acres of recreational space to enjoy. Just a short stroll away to Cafe Retreat - popular for a weekend coffee. Across the Downs easy access is provided to Whiteladies Road and Clifton Village.
- The apartment enjoys panoramic south-facing views across the Downs and, to the rear, towards the Blaise Estate, River Severn, the periphery of Portishead and with Wales in the distance.
- The building and grounds have been well maintained and enhanced in recent years, the buyer will enjoy a share of freehold (with additional three apartment owners) and a substantial reserve fund in place.
- There is a stylish, contemporary and well-appointed kitchen/dining room (16ft x 16ft) with quartz worktop and numerous integral appliances including double induction hob, double gas hob, wok hob, teppanyaki grill, induction hob, electric oven, combi microwave/oven and wine cooler.
- An opulent drawing room (27ft x 15ft) is located at the front of the apartment having wide bay window with aforementioned views, engineered oak flooring, library with ladder on rail and woodburning stove.
- The drawing room, kitchen/dining room, reception hall and both bathrooms enjoy the benefit of water-fed underfloor heating. There is a recently installed gas fired combination boiler. The windows were previously taken out and rebalanced, draught proofed with UV protector installed.
- **Accommodation:** reception hall, kitchen/dining room, drawing room, 2 double bedrooms (one with en-suite bathroom), shower room.
- **Outside:** allocated off-street parking, garage in block (access not suitable for a car), communal garden and storage cupboard at lower ground floor level.
- A very spacious apartment that enjoys many charming period features and plenty of light and views via tall sash windows. Finished to the exacting standards of our vendor clients and with the immense benefit of off-street parking, storage garage and communal gardens.
- To be sold with no onward chain.





ACCOMMODATION

APPROACH: from communal hall and stairwell, solid wood panelled front door, opening to:-

RECEPTION HALL: (22'9" x 7'9") (6.93m x 2.36m) a spacious introduction, having engineered oak flooring with underfloor heating and wall mounted digital thermostat control, tall moulded skirtings, ceiling light point, raised height storage cupboard. Panelled doors with moulded architraves and brass door furniture opening to both double bedrooms and shower room. Wide walkways through to both the kitchen/dining room and drawing room.

DRAWING ROOM: (27'3" x 15'3") (8.30m x 4.65m) an opulent principal reception room having 10ft high ceilings and virtually full width bay window to the front elevation comprising three sash windows with fabulous panoramic views across the Downs in a southerly direction. Additional multi-paned casement window to the side elevation. Engineered oak flooring with underfloor heating and wall mounted digital thermostat control. Morso woodburning stove set upon a slate hearth. Tall moulded skirtings, two wall light points and a ceiling light point. Loft access. Floor to ceiling wall mounted library with base level cabinets, solid wooden worktop incorporating work station and sliding ladder on rail system.

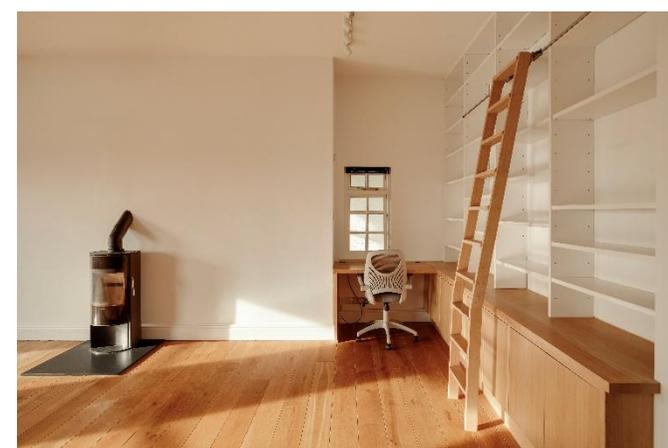
KITCHEN/DINING ROOM: (16'6" x 16'0") (5.03m x 4.88m) having a pair of multi-paned sash windows to the rear elevation with far reaching views across to Wales in the distance. Comprehensively fitted with an array of shaker style base and eye level units combining soft closing drawers, cabinets and wine rack. Roll edged quartz worktops with glass splashback and LED pelmet lighting. Undermount sink with mixer tap and additional water filter tap. Island unit with matching worktop surfaces incorporating Miele modular unit comprising gas wok, Teppanyaki grill, double induction hob and double gas hob. Integral Miele combi microwave/oven and electric oven. Integral Samsung wine cooler and Smeg stainless steel extractor hood having integral lighting. Space for tall fridge/freezer and dishwasher. Engineered oak flooring with underfloor heating and wall mounted digital thermostat heating control. Tall moulded skirtings, inset ceiling downlights, three ceiling light points, built-in seating with ample space for table and chairs, double opening pantry cupboard with drawers below.

BEDROOM 1: (18'3" x 14'9") (5.55m x 4.49m) sash window to the front elevation enjoying exceptional panoramic views across the Downs in a southerly direction, generous built-in wardrobes offering ample hanging and drawer space, moulded skirtings, chimney breast with recesses to either side, Victorian style radiator, picture rail, ceiling light point. Panelled door with moulded architraves and brass door furniture, opening to:-

En-Suite Bathroom/WC: (9'8" x 7'7") (2.95m x 2.31m) enjoying plenty of natural light via a distinctive cupola and having raised height part multi-paned window through to the reception hall. Freestanding roll top bath with mixer tap and telephone style shower attachment. Low level dual flush wc. Large wall mounted wash hand basin with mixer tap, towel rail, glass splashback and wall mounted mirror with integral lighting. Tiled flooring with underfloor heating and wall mounted digital thermostat heating control. Two wall lights, wall mounted cupboards and drawers, simple moulded coricing, extractor fan and wall mounted radiator.

BEDROOM 2: (16'6" x 14'6") (5.03m x 4.41m) multi-paned sash window to the rear elevation with far reaching views across to Wales in the distance. Central ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, Victorian style radiator, picture rail, ceiling light point.

SHOWER ROOM/WC: dual aspect with multi-paned windows to the side and rear elevations. Large walk-in style shower with glass door and side panels. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Tiled floor with underfloor heating, partially tiled walls, fitted shelving, inset ceiling downlights, extractor fan. Bi-fold door accessing utility area with space for washing machine, wall mounted cupboard, wall mounted dual fuel towel rack and underfloor heating.



OUTSIDE

FRONT GARDEN & DRIVEWAY PARKING: impressive gate pillars with brick paved threshold and tarmac driveway leading to the front entrance and alongside the house to the communal garden via wooden gate. To one side of the driveway there is a brick paved parking area with allocated parking for one car (the space nearest the front wall belongs to the apartment). This area is enclosed by deep shrub borders featuring an array of flowering plants and mature shrubs.

COMMUNAL REAR GARDEN: having been landscaped in recent years with brick paved sitting out area/pathway leading around a level section of lawn and providing access to a garage block. Raised shrub borders and outside water tap.

Each apartment also enjoys the benefit of a storage cupboard at lower ground floor level.

STORAGE GARAGE: (15'5" x 8'10") (4.70m x 2.70m) the right-hand garage belongs to the apartment with metal up and over door, window to side, light and power connected.

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 999 year lease from 6 June 1964. We further understand that the property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £300. This information should be checked by your legal adviser.

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

PLEASE NOTE:

1. **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.

2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.





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Approximate Gross Internal Area = 145.7 sq m/ 1568.4 sq ft
(Excludes Garage)

Garage = 10.8 sq m/ 116.2 sq ft

Total Area = 156.5 sq m/ 1684.6 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print