



Second Floor Flat, 20 Seawalls, Sea Walls

Guide Price £525,000 - £550,000

RICHARD  
HARDING

# Second Floor Flat, 20 Seawalls, Sea Walls Road

Sneyd Park, Bristol, BS9 1PG

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Enjoying panoramic vistas across the Avon Gorge from the second floor, a fantastic 3 double bedroom, 2 bathroom plus wc, purpose built apartment within a sought-after development. Enjoying off road parking for 2 cars and surrounded by stunning landscaped communal gardens. No onward chain.

## Key Features

- A very large second floor apartment with lift access.
- Three double bedrooms, two bathrooms and additional separate cloakroom.
- South-west facing balcony with direct views looking down the Avon Gorge and over communal gardens.
- Brand new electrical consumer unit.
- Two parking spaces (one underground and one above ground).
- Exceptional and extensive communal gardens.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** the property is approached over the car park to the communal entrance on the left hand side of the block with storm porch, intercom entry system and door into:-

**COMMUNAL AREA:** shared communal area provides access to stairs and recently replaced lift, which provides access to the second floor. Upon exiting the lift turn left, where the private door to the apartment leads into:-

**ENTRANCE HALLWAY:** a long L-shaped hallway with radiator, intercom entry phone, stacked small cupboards housing meters including a brand new metal enclosed electric consumer unit (installed March 2026) and double storage cupboard.

**SITTING/DINING ROOM:** (30'10" x 15'5") (9.25m x 4.70m) Sliding aluminium patio style doors opening onto balcony with further windows to side, with a spectacular vista of the Avon Gorge and communal gardens below. Three radiators, and internal door through to:-

**KITCHEN:** (15'10" x 9'5") (4.83m x 2.86m) aluminium sliding window to rear elevation with direct views over the Avon Gorge and balcony, square edged wooden work surfaces with upstand, eye and floor level kitchen units, 1 ½ bowl sink with draining board to side. Gas boiler for hot water and central heating under kitchen work surface. Integrated appliances include electric oven and 4 ring hob, together with a side by side fridge/freezer. Freestanding appliances including dishwasher, tumble dryer and washing machine. Wood flooring.

**BEDROOM 1:** (15'2" x 11'1") (4.63m x 3.38m) square window bay with deep sill and radiator below with double glazed aluminium windows overlooking the front entrance to the building. Built in wardrobes. Internal door through to:-

**En-Suite Shower Room/WC:** panelled walls with tiled floor, radiator, close coupled wc, bidet, wall hung hand basin, walk in shower cubicle with electric shower and ceiling height extractor fan.

**BEDROOM 2:** (11'8" x 10'5") (3.55m x 3.17m) square window bay with deep sill and radiator below with double glazed aluminium windows overlooking the front entrance to the building, built in wardrobes.

**BEDROOM 3:** (9'9" x 8'6") (2.97m x 2.59m) square window bay with deep sill and radiator below with double glazed aluminium windows overlooking the front entrance to the building.

**BATHROOM/WC:** bath with electric shower over, hand basin, close coupled wc, tiled flooring, radiator and ceiling height extractor fan. Sliding cupboard door into airing cupboard with hot water cylinder.

**CLOAKROOM/WC:** close coupled wc, hand basin, radiator, fixed wall mirror and ceiling height extractor fan.





## OUTSIDE

**BALCONY:** (26'4" x 6'4") (8.03m x 1.94m) large balcony with incredible south west views over The Avon Gorge and the very attractive communal gardens below. With balustrade safety rail and inner section that is partially covered from the elements and a retractable awning.

**COMMUNAL GARDENS:** large and extensive lawned communal gardens are positioned to the rear of the property and include a hidden seating area with marvellous views down the river towards the Suspension Bridge.

**PARKING:** the parking has access to two parking spaces, one underground and one above ground.

## 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 998 year lease from 4 January 1977. We understand that the apartment also benefits from a share of its Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £338.67 pcm. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

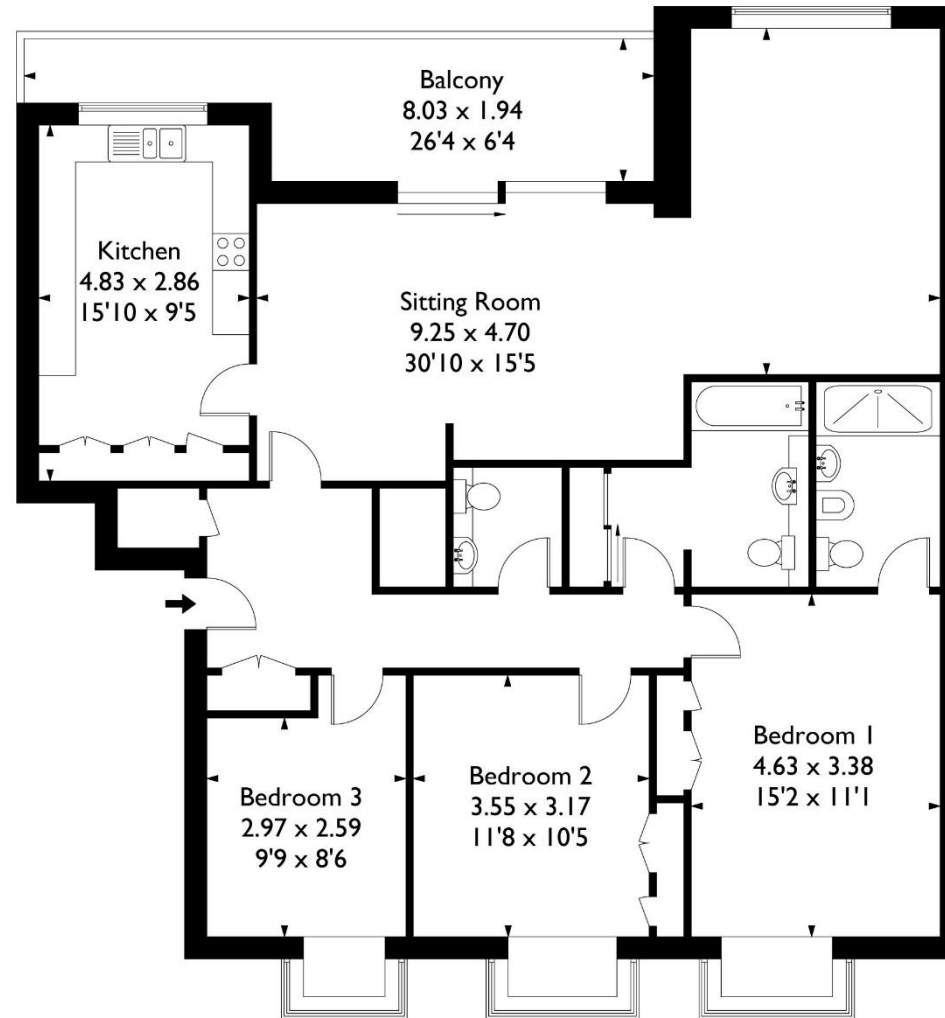
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	75 C	80 C
55-68	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.

# Seawalls, Sea Walls Road, Sneyd Park, Bristol BS9 1PG

Approximate Gross Internal Area 121.3 sq m / 1305.5 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.