

13, Chattenden House Stoke Park Road South, Stoke Bishop, Bristol, BS9 1LR

GOODCHILD
ESTATE AGENTS

GUIDE PRICE £315,000

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PROPERTY OVERVIEW

This beautifully presented top-floor apartment forms part of an impressive, detached building set within private, gated grounds in one of Sneyd Park's most desirable and peaceful roads. Offering around 906 Sq.Ft of bright, well-proportioned accommodation, the property combines generous room sizes with characterful features and a wonderful sense of privacy - perfect for buyers seeking a calm and leafy setting without sacrificing easy access to the city.

A communal entrance with lift and stairs leads to the top floor and into a welcoming hallway with useful built-in storage. From here, doors open to both bedrooms, the main bathroom and the superb open-plan living space.

The principal bedroom is a spacious double, complete with fitted wardrobes and its own en-suite shower room. The second bedroom is also a comfortable double with room for freestanding furniture. The main bathroom is smartly appointed with a contemporary white suite and tiled finishes.

At the far end of the hallway, the apartment opens into a truly impressive living / dining room, a beautifully shaped space featuring vaulted ceilings, character angles and large windows that draw in excellent natural light. This sociable room flows directly into the well-equipped, fully fitted kitchen, creating a practical and stylish open-plan layout ideal for modern living.

Externally, residents enjoy access to the beautifully maintained communal gardens, where mature trees and established planting offer privacy and tranquil spots to relax. The apartment further benefits from allocated parking, additional visitor spaces, and the security of a privately gated entrance.

Location
Sneyd Park is one of Bristol's most prestigious residential areas, valued for its leafy streets, peaceful atmosphere and exceptional access to open green space. Durdham Downs are only moments away, offering vast acres of parkland for walking, running and outdoor leisure. Clifton Village, Whiteladies Road and Stoke Bishop are all within easy reach, providing a superb selection of cafés, restaurants, independent shops, and everyday amenities.

Transport connections are excellent, with straightforward routes into Bristol city centre and easy access to the A4018, M5 motorway and the wider region. With its enviable blend of greenery, convenience and refined surroundings, this location offers the perfect balance between relaxed living and city accessibility.

Length of Lease Remaining: Approx. 101 years
Management Fee: £334.95 per month
Ground Rent: £325 per annum

KEY DETAILS

- Beautiful Top-Floor Apartment in an Impressive Detached Period Building
- Approx. 906 Sq.Ft of Stylish, Well-Planned Accommodation
- 2 Double Bedrooms
- Stunning Open-Plan Living / Dining Space with Vaulted Ceilings
- Set Within Private Gated Grounds with Mature Trees & Secluded Communal Gardens
- Lift & Stairs to All Floors

Guide Price: £315,000

Tenure: Leasehold

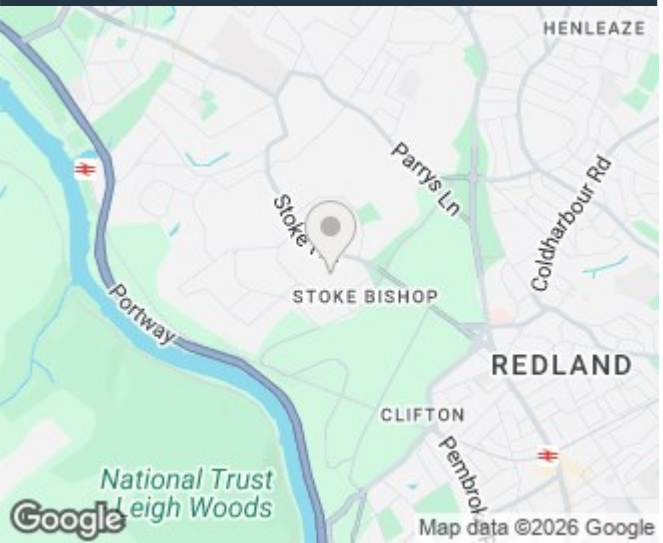
Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:
Onward Purchase

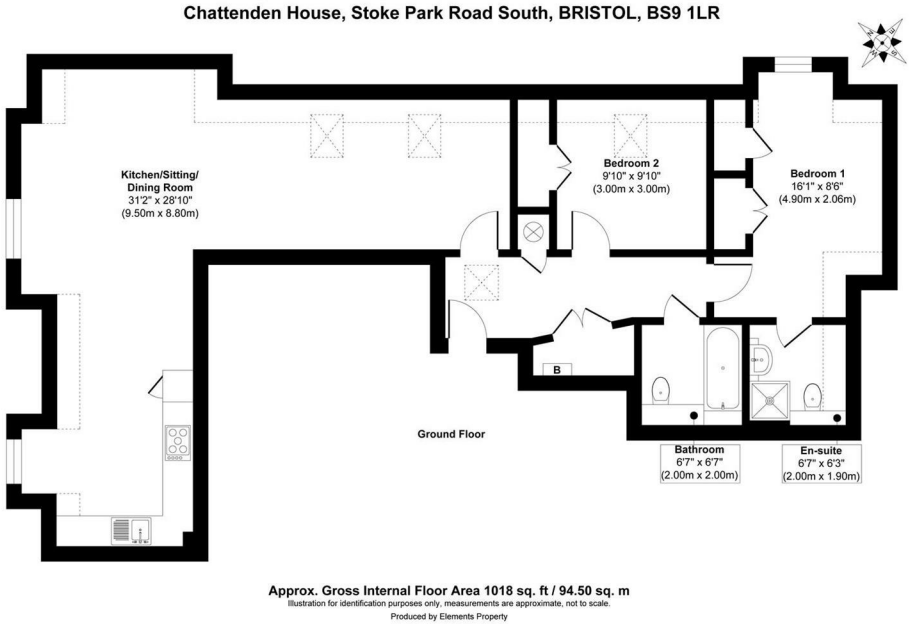
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By appointment only



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