



Knoll Hill

Guide Price £375,000

LEESE & GORDON
Independent Estate Agents

Flat 12, Orchard Court, Knoll Hill, Sneyd Park, Bristol, BS9 1NT

- Top Floor Apartment
- Part Of Prestigious Knoll Hill Development
- Two Double Bedrooms (Master En Suite)
- Full Width Terrace
- Pleasant Outlook
- Large Lounge & Kitchen Diner

This fantastic two double bedroom top floor apartment forms part of the desirable Bishops Knoll development constructed by reputable Bristol based builders Bensons in the 1980s. Set in attractive communal grounds and with pleasant tree lined outlook, these spacious low-rise apartments are among the most desirable in the BS9 area. Perfect for those looking for a bit of peace and quiet - without being remote.

The apartments share a secure communal entrance and hall between just six similar properties, with stairs leading up to the front door which opens into an entrance lobby and then into a centrally positioned hall. The rooms are generously proportioned throughout the apartment; with the living rooms arranged to the rear to take advantage of the pleasant tree lined outlook and evening sun. The living room has patio doors opening onto the full width terrace that is wide enough for a bistro set and additional furniture and has a storage cupboard. The kitchen/diner is again a good size and with window to the side as well as the rear. Both have far reaching views. The kitchen provides a range of wall and base units with some integrated appliances, space for a washing machine and space for a good-sized dining table. A useful cupboard provides storage options. The bedrooms are positioned to the front and catch the morning sun. Both are generous doubles with built in wardrobes and the master bedroom has an en-suite shower room with modern suite and window to the side aspect. A well-equipped modern bathroom is positioned off the hall and also has a window to the side aspect.





Externally there is a private garage with an electric up and over door positioned directly opposite the building entrance. Additional resident and guest parking is positioned throughout the development with electric vehicle charging points in communal parking bays. Well tended grounds extend throughout with expansive lawns. Beyond are the wooded fringes of Avon Gorge stretching down to the River Avon. There are also discreetly tucked away recycling points and clothes drying areas.

Important Information:

Remainder of a 999 year lease from 26/6/1985.

Ground rent £25 per annum with no known mechanism to increase.

Service Charge £1916 per annum (reviewed annually).

Council Tax band E

Block professionally managed by Easton Bevins block management on behalf of the management company. Bishops Knoll Management Company is made up of the owners of the apartments in the development. This management company also own the freehold.



Energy Performance Certificate: Rating X
Council Tax: Band E



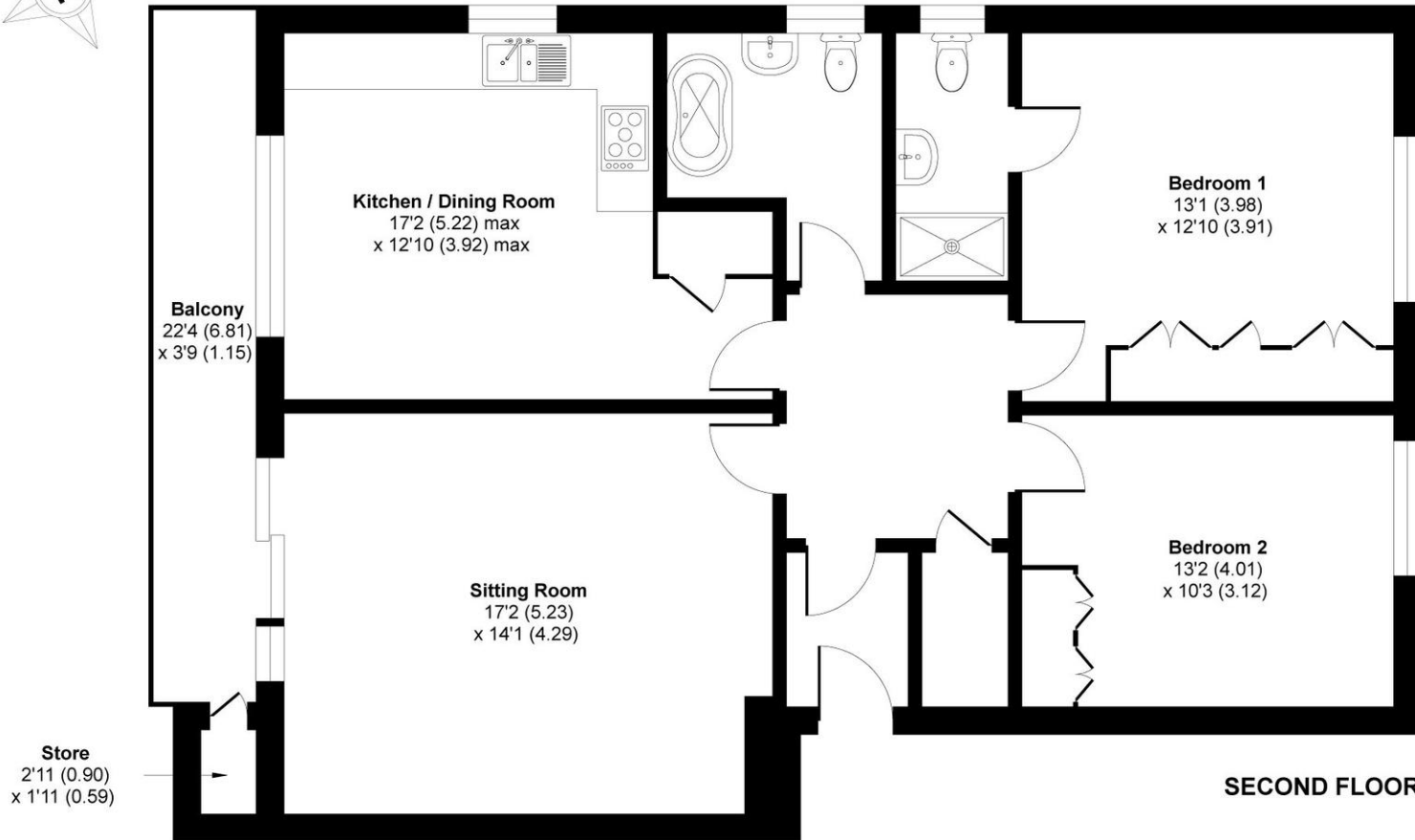
Orchard Court, Knoll Hill, Bristol, BS9

Approximate Area = 987 sq ft / 91.6 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 993 sq ft / 92.1 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). © n/checom 2026. Produced for Leese & Gordon. REF: 1435485