



Knoll Hill

Guide Price £400,000

LEESE & GORDON
Independent Estate Agents

2 Towerleaze, Knoll Hill, Sneyd Park, Bristol, BS9 1RU

- Tastefully, Recently Updated Turnkey Property
- No Onward Chain
- Ground Floor With Level Access
- Direct Access To Communal Gardens
- Attractive Outlook Over Communal Gardens
- Far Reaching Views of the Severn Estuary and

This generously sized apartment has been tastefully redecorated and has a newly fitted kitchen offering turn key living in a highly desirable development in Sneyd Park. Residents particularly appreciate the tranquility 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 late 1970s and early 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.

Enter the apartment through a light-filled communal lobby. This particular apartment enjoys easy 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.

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. The kitchen again is a welcoming space with window to the communal gardens. Newly fitted the kitchen comprises a range of sleek modern kitchen units that occupy three of the walls with range of built in appliances and space for a free-standing washing machine.





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 well proportioned principal bedroom is adjacent to a modern shower room with large shower. The bathroom room features a traditional suite with bath, wash basins and WC set into a vanity unit. There is also a large airing/storage cupboard housing the hot water tank which offers additional storage space. 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. 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 (middle garage).

Important Information:

Council Tax band D (currently £2,583 per annum)

Management charges £1,800 per annum

Additional Reserve Fund account charge £50 per month (major works fund).

Lease start date 991 years from 1979

Management company own the freehold

Ground Rent £25 (no plans to increase as owned by management company)

Block run by Easton Bevins on residents' management company behalf

Pets by permission only

This information should be checked by your legal adviser



Energy Performance Certificate

Rating D

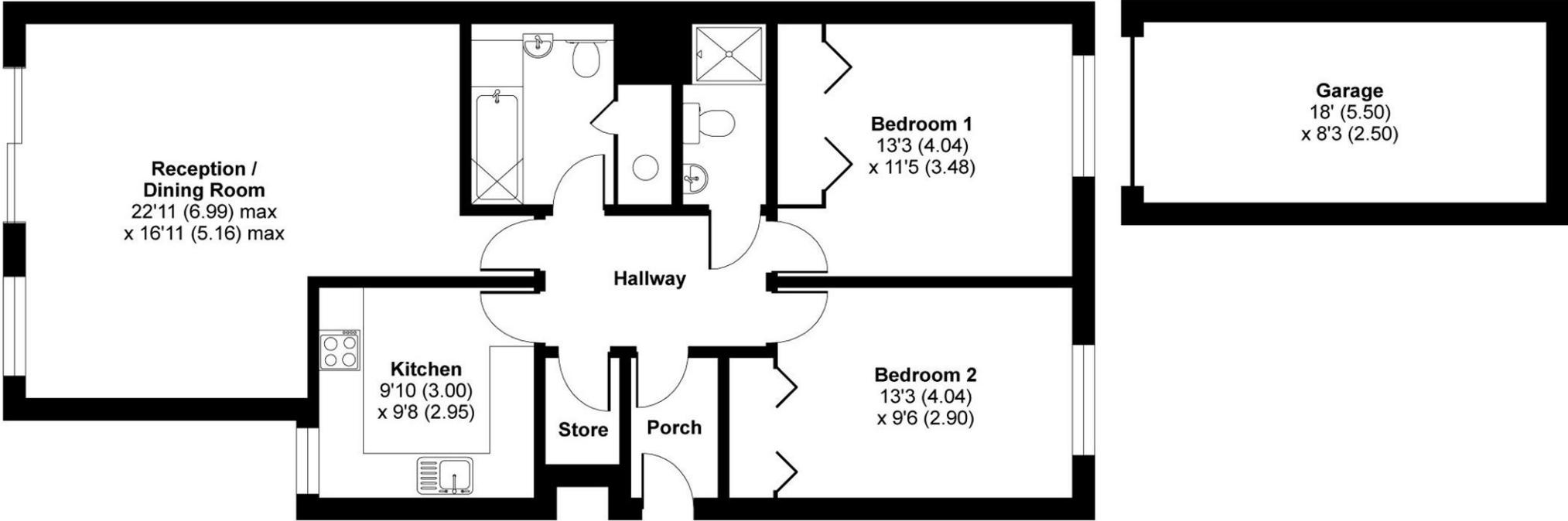
Council Tax:

Band D

Knoll Hill, Bristol, BS9

Approximate Area = 1085 sq ft / 100.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1365206



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Office:
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T: 0117 962 2299
sales@leeseandgordon.co.uk
leeseandgordon.co.uk