



Flat 6 Severnleigh Gardens, Stoke Hill

Guide Price £540,000

RICHARD  
HARDING

# Flat 6 Severnleigh Gardens, Stoke Hill

Stoke Bishop, Bristol, BS9 1JE

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Ideally positioned on the doorstep of the Downs in leafy Sneyd Park; a spacious and light filled 3 bedroom, 2 bath/shower room apartment having a large sitting/dining room, separate kitchen, private balcony, communal gardens and a garage.

## Key Features

- Forming part of The Severnleigh Development carried out by renowned Bristol builders Benson Bros, the apartment occupies the entire top floor of this highly regarded location.
- Set in the attractive former walled gardens and grounds of Severnleigh House, the apartment is set well back from the road immediately adjacent to the Downs with its 400 acres of recreational space.
- **Accommodation:** entrance hallway, large sitting/dining room, separate kitchen, 2 double bedrooms, shower room and bathroom.
- **Outside:** private balcony, landscaped communal gardens, single garage.
- This practical and well-located apartment offers an exciting opportunity to enhance to one's own taste.

## ACCOMMODATION

**APPROACH:** a communal drive runs through the small development with the building in question appearing on the right hand side behind well-manicured communal front gardens. The communal entrance into the building is located to the left hand side and the communal door opens into the communal hallway.

**COMMUNAL HALLWAY:** stairs rise to the second floor where this apartment is located and forms the entire top floor, meaning the top of the communal hallway isn't private but at the same time isn't going to be used by anybody else. A private front door opens into an entrance vestibule and then into:-

**ENTRANCE HALLWAY:** the central entrance hallway has a carpeted floor and spotlights to the ceiling. Doors open to living/dining room, kitchen, bedroom 1, bedroom 2 and bedroom 3, shower room and bathroom.

**SHOWER ROOM:** with linoleum floor and heated towel rail. Corner shower enclosure with a brick effect ceramic tiled surround and an electric shower. White ceramic sink with chrome mixer tap over and storage below, white wc. Window to front elevation.

**BEDROOM 1:** (15'0" x 11'4") (4.56m x 3.46m) with carpeted floor, large window to the communal rear gardens and a built-in set of wardrobes. An opening to the left gives access to a dressing area with further built-in wardrobes and an additional window to the rear elevation. Door into:-

**BATHROOM:** a 'jack and jill' bathroom with doors to bedrooms 1 and 2. Window to the rear elevation. White bath with mixer tap over and brick effect tiled splashback surround. White ceramic sink which forms a continual part of the shelf which then sits above a concealed wc, the sink has a chrome mixer tap over. Door into a storage cupboard.

**BEDROOM 2:** (15'0" x 8'9") (4.57m x 2.67m) carpeted floor, window to the rear elevation and a radiator. Doors opens to the central hallway and bathroom/wc.

**BEDROOM 3:** (8'3" x 7'9") (2.52m x 2.35m) with large window overlooking the front communal gardens, a carpeted floor and a single light point in the ceiling.





**KITCHEN:** (12'5" x 8'3") (3.78m x 2.52m) a separate kitchen with linoleum floor, large window to the front elevation, a modern column radiator and spotlights to the ceiling. The kitchen itself is a white high gloss finish with a mixture of wall and wall hung units, a solid oak wooden worksurface with an inset white double sink with drainer. Gas 5 ring hob, an integrated double oven and space for a fridge/freezer. Combination Viessmann boiler.

**SITTING ROOM:** (27'3" x 12'9") (8.31m x 3.89m) a full depth living/dining room with carpeted floor, two radiators and a large window to the rear elevation overlooking the communal rear gardens. Sliding set of bi-folding doors to the front elevation which opens out onto:-

**BALCONY:** a balcony which has a timber handrail, a decked timber floor and overlooks the front of the property and the front communal gardens.

## 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 (less 10 days) from 24 June 1986. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £93.34. 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             | 74 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

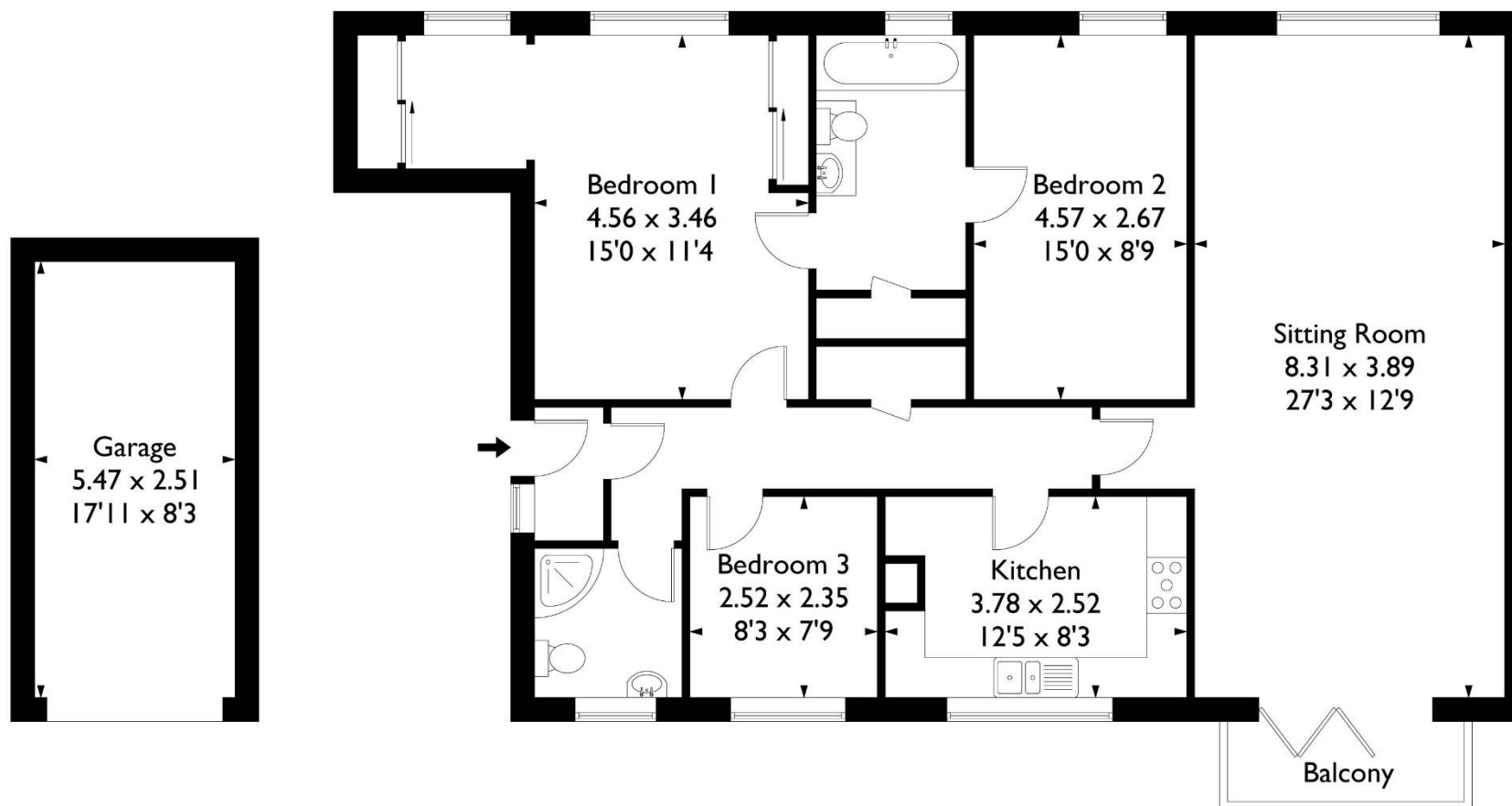
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Severnleigh Gardens, Stoke Bishop, Bristol BS9 1JE

Approximate Gross Internal Area 105.0 sq m / 1130.10 sq ft

Garage Area 13.70 sq m / 147.80 sq ft

Total Area 118.70 sq m / 1277.90 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.