



First Floor Flat, Flat 3, Leigh Court, Knoll Hill
Guide Price £320,000

RICHARD
HARDING

First Floor Flat, Flat 3, Leigh Court, Knoll Hill

Sneyd Park, Bristol, BS9 1RB

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A well-proportioned and light 2 double bedroom, first floor flat with a private walk out balcony, level access, lift to all floors, garage and ample first come first served parking, set within the desirable Leigh Court in tranquil Sneyd Park. No onward chain

Key Features

- 2 double bedroom first floor flat set within a desirable purpose-built block, in tranquil Sneyd Park.
- Level access, with a lift and garage.
- Ample first come first serve parking.
- Well-proportioned rooms.
- No onward chain.

ACCOMMODATION

APPROACH: A well-maintained communal area with lift and stairs leading to the first floor landing and the flat's entrance door.

ENTRANCE VESTIBULE: a spacious porch with hanging space for coats and a glass door leading into:-

ENTRANCE HALLWAY: a large central hallway with a storage cupboard with plumbing for a dryer.

KITCHEN: (14'0" x 10'0") (4.27m x 3.05m) a spacious separate kitchen with a range of base and eye level units, tiled splashbacks, built in Neff induction hob, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted Worcester gas combination boiler, internal windows and doorway into:-

LOUNGE/DINER: (29'9" x 12'1") (9.06m x 3.69m) this impressive living area is dual aspect with three large windows with plantation shutters and sliding UPVC double glazed door to a large walk out balcony with far reaching views. There are two radiators and a glass door back out to the central hallway.

BEDROOM 1: (14'0" x 10'6") (4.27m x 3.20m) built-in wardrobes, upvc double glazed window to rear elevation with plantation shutters, and a radiator.

BEDROOM 2: (13'8" x 10'4") (4.16m x 3.16m) upvc double glazed window with westerly aspect, radiator and space for wardrobes.

BATHROOM: a partially tiled white suite with shower over bath, wash hand basin, additional storage, tiled flooring and upvc double glazed window.

WC: wash hand basin, upvc double glazed window and tiled flooring

OUTSIDE

PARKING: externally there is ample first come first serve parking providing level access to the building.

GARAGE: on the lower tier there is a single garage (second on right as you drive into the forecourt) with space for one vehicle in front of the garage.





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 from 25 March 1966. It is also understood that the property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,000 p.a. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

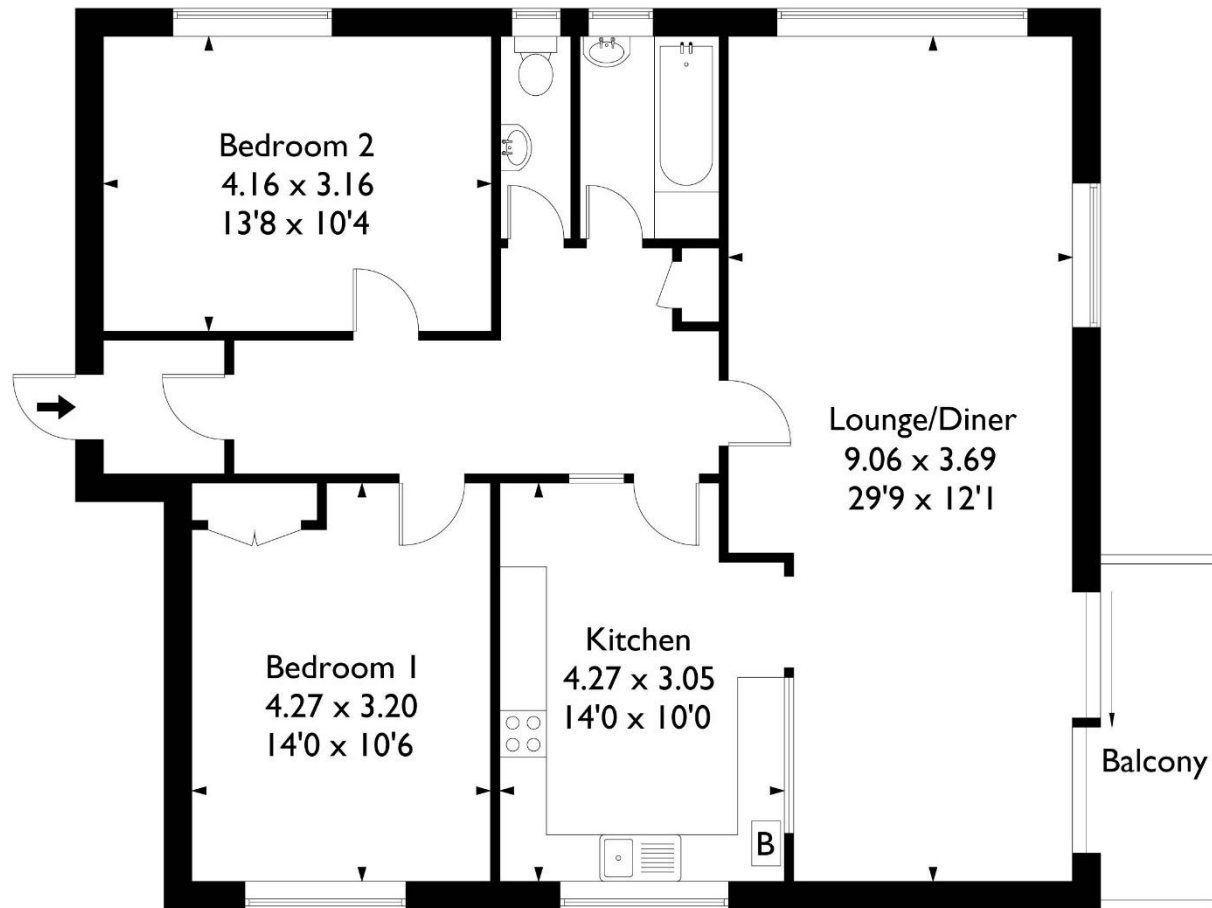
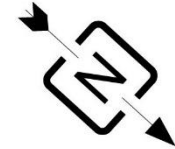
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		81 B
69-80	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.

Leigh Court, Sneyd Park, Bristol BS9 1RB

Approximate Gross Internal Area 90.7 sq m / 975.80 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.