



5 SNOWBERRY WALK,  
, BS5 7DG

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GOODMAN  
& LILLEY



## Location

Snowberry Walk is ideally positioned within the sought-after suburb of St George in Bristol, offering a superb balance of green open space, local amenities and excellent connectivity to the city centre. The area is particularly popular with families and professionals alike, thanks to its welcoming community feel and convenient setting just a short distance from central Bristol. Residents benefit from easy access to the vibrant Church Road high street, known for its range of independent cafés, restaurants, pubs and everyday shops, while nearby Easton, Redfield and Hanham further enhance the choice of leisure and retail options.

One of the standout features of the location is its close proximity to St George Park, a beautiful Victorian park spanning approximately 38 acres and offering a picturesque lake, tennis courts, café, skate park and children's play areas. Additional nearby green spaces include Troopers Hill Nature Reserve and Netham Park, providing further opportunities for outdoor recreation, along with access to the popular Bristol to Bath Cycle Path for walking, cycling and commuting.

The area is well served by a number of respected schools, including Whitehall Primary School, Air Balloon Hill Primary School and Bristol Brunel Academy, making it a strong choice for families. Excellent transport links further enhance the appeal, with regular bus services providing direct routes into Bristol city centre, while nearby rail connections from Lawrence Hill railway station and Stapleton Road railway station offer convenient access across the region. Bristol Temple Meads provides fast national links, and for those travelling by car, the nearby M32 connects quickly to the M4 and M5 motorway networks.

Overall, Snowberry Walk presents an attractive and well-connected residential location, combining the charm of nearby green spaces with the convenience of city living, making it an appealing choice for a wide range of buyers.

## Summary

Internally, this well-presented top floor apartment offers bright and thoughtfully arranged accommodation throughout and is perfectly suited to first-time buyers, downsizers or investors. Accessed via a secure phone entry system, the property opens into a welcoming hallway providing access to all principal rooms along with a range of useful built-in storage solutions.

The spacious open-plan lounge, kitchen and dining area forms the heart of the home, filled with natural light and offering an ideal space for both everyday living and entertaining. The modern fitted kitchen is well equipped with a range of integrated appliances including a fridge/freezer, washing machine, oven and hob, all complemented by ample worktop and cupboard space.

The property boasts two well-proportioned double bedrooms, with the principal bedroom further benefiting from a stylish en suite shower room. A contemporary main bathroom serves the second bedroom and guests alike.

Further enhancing the practicality of the home is loft access via a pull-down ladder, providing valuable additional storage. The property also benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property benefits from an allocated parking space, along with access to a secure bike store and communal bin store, adding further convenience to this attractive home.

## Additional Information

Tenure; Leasehold

Lease Length; 999 years from 2010

Management Fees: £1907.03

Ground Rent; £227.80

Council Tax Band; B (Bristol City Council)

EPC: TBC (Previously C)

Services; Mains Gas, Electric, Water

- Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Open Plan Living Area
- Ensuite To Master
- Close To St George's Park & Church Road Amenities

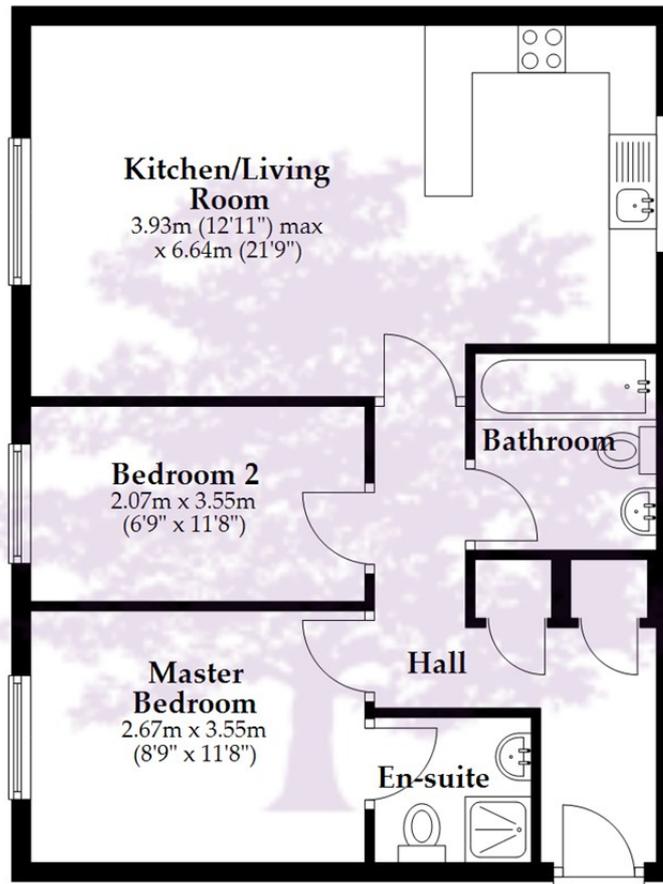


GUIDE PRICE £260,000



## Top Floor Flat

Approx. 58.9 sq. metres (633.5 sq. feet)



Total area: approx. 58.9 sq. metres (633.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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