



Flat 9 Bishops Court, Knoll Hill
Guide Price £395,000

RICHARD
HARDING

Flat 9 Bishops Court, Knoll Hill

Sneyd Park, Bristol, BS9 1NS

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Situated in the popular residential area of Knoll Hill – a beautifully presented 2 double bedroom raised hall floor purpose-built apartment benefitting from westerly woodland views over the Avon Gorge and Leigh Woods, balcony leading from 1 of 2 reception rooms, bathroom, en-suite shower room and single garage.

Key Features

- Bishops Court forms part of Bishops Knoll – a highly regarded development built in circa 1991 by respected builders Bensons. The block is favoured for having gas central heating, a pitched roof, generous grounds, visitors parking and benefits from an active management company which is run by the flat owners.
- Set in a lovely leafy and wooded setting overlooking Sneyd Park Nature Reserve and a short distance to The Downs with over 400 acres of recreational land.
- Convenient access into both Clifton, Whiteladies Road and Westbury Park with their ranges of shops, cafes and restaurants.
- **Accommodation:** entrance hall, sitting room, balcony, dining room, kitchen/breakfast room, 2 double bedrooms, en-suite shower room, main bathroom.
- **Outside:** single garage with electric up and over door, light and power connected. Balcony. Generous communal grounds and ample visitor parking.
- Offered to the market with no onward chain making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: a short patioed path leads through the front communal grounds and up to the communal entrance.

COMMUNAL ENTRANCE HALLWAY: a short flight of seven steps leads to a half landing which provides access to both flats on this level. To the left, a wooden door is labelled flat 9. This opens to:-

ENTRANCE VESTIBULE: door through to:-

ENTRANCE HALLWAY: L-shaped hallway with doors leading to all principal rooms. Radiator, intercom entry system, dimmer switch lighting and carpet throughout.

STOREROOM: a walk-in storeroom which could be shelved to provide ample storage. Central ceiling light.

SITTING ROOM: (16'11" x 16'4") (5.16m x 4.97m) double glazed sliding patio doors onto balcony and enjoying far-reaching woodland views across the Gorge, two central ceiling light points, radiator, double doors opening to a study.

Balcony: sheltered open balcony with pleasant west facing views over surrounding grounds, glass balustrade and The Avon Gorge with space for bistro dining furniture.

STUDY: (11'3" x 8'10") (3.43m x 2.40m) double glazed window to rear elevation with far-reaching views and radiator below, central ceiling light point and door opening to the hallway.

KITCHEN/DINING ROOM: (15'8" x 12'4") (4.78m x 3.77m) double glazed window to rear elevation enjoying far-reaching views. A range of wall, base and drawer units with square-edge worksurfaces over, tiled splashback and inset sink/drain unit. Integrated appliances include Neff oven with 4-ring hob and extractor fan, undercounter Zanussi washing machine, undercounter Hotpoint dishwasher and wall mounted Vaillant combi-boiler. Radiator, two ceiling light points and ample space for dining furniture. Pantry cupboard with electrics.





BEDROOM 1: (15'10" x 15'7") (4.83m x 4.75m) good sized double bedroom with double glazed window to front elevation overlooking front communal grounds, radiator, central ceiling light point. Door opening to:-

En-suite Shower Room: recently renovated by the current owners. Fully tiled with shallow step up to walk-in shower cubicle. Low level wc with concealed cistern, wash handbasin set into vanity unit with cupboards below and fixed wall mirror including shaving point. Wall mounted extractor fan and mains fed heated towel rail.

BEDROOM 2: (16'8" x 11'7") (5.07m x 3.54m) doubled glazed window to front elevation overlooking the communal grounds with radiator below. Central ceiling light point.

BATHROOM/WC: accessed from the hallway, an internal room with matching suite comprising low level wc, Armitage Shanks wash basin, acrylic bath, chrome mains fed heated towel rail, tiled flooring and partially tiled walls, shaver point, wall mounted fitted mirror, wall mounted extractor fan.

OUTSIDE

GARAGE: (18'1" x 8'10") (5.51m x 2.69m) marked as no.9 with an electric up and over door, pitched roof, light and power connected.

COMMUNAL GARDENS: substantial grounds surround the property next to adjacent woodlands.

VISITOR PARKING: ample visitor parking throughout the development's forecourt.

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 24 June 1985 with an annual ground rent payable of £25. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,994 (which is paid in to bi-annual instalments of £997). This information should be checked by your legal adviser.

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

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

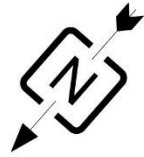


Bishops Court, Sneyd Park, Bristol BS9 1NS

Approximate Gross Internal Area 116.90 sq m / 1258.20 sq ft

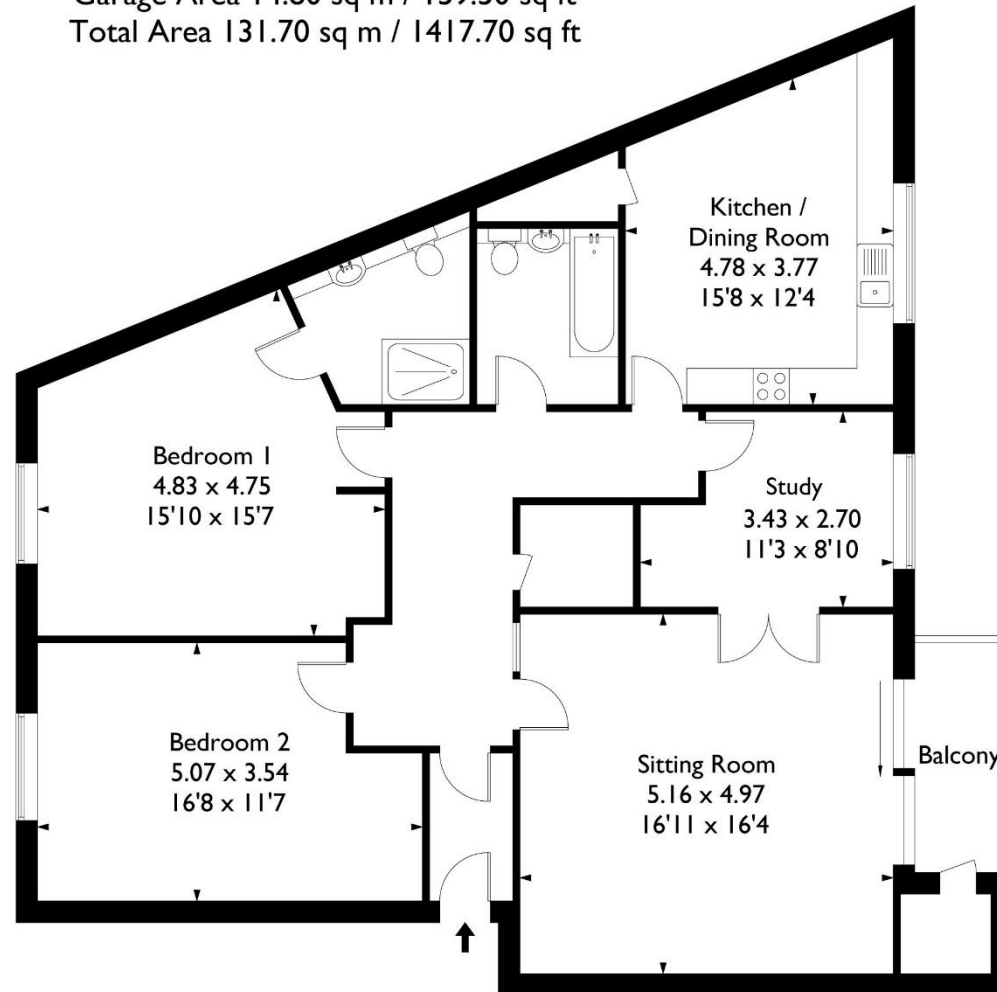
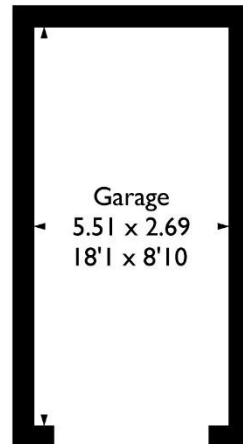
Garage Area 14.80 sq m / 159.50 sq ft

Total Area 131.70 sq m / 1417.70 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.



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.