



Second Floor Flat, 5 Rockleaze

Guide Price £695,000

RICHARD  
HARDING



# Second Floor Flat, 5, Rockleaze

Sneyd Park, Bristol, BS9 1ND

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A 1,565 sq. ft. south-facing apartment with panoramic views across 400 acres of the Downs, on the second floor of a Grade II listed Victorian villa on one of Sneyd Park's prestigious roads. Two double bedrooms, two bathrooms, a 27ft drawing room with three-window bay, library and woodburner, a separate kitchen/dining room with Miele appliances throughout. Benefitting from allocated off-street parking, separate storage garage, a share of freehold and a healthy reserve fund - this impressive apartment is offered with no onward chain, with bespoke window dressings and fittings included.

## Key Features

- 1,565 sq. ft. second-floor apartment in a Grade II listed Victorian villa.
- Panoramic south-facing views across the Downs.
- 27ft drawing room with three-window bay, 10ft ceilings, library with sliding ladder, Morso woodburner.
- Kitchen/dining room with Miele appliances and quartz worktops.
- Two double bedrooms - principal with Downs views and en-suite.
- Two bath/shower rooms - en-suite with freestanding roll-top bath beneath an original cupola.
- Water-fed underfloor heating in principal rooms and bathrooms.
- Original sash windows refurbished, draught-proofed and UV-protected.
- Bespoke window dressings throughout (Bracey Interiors) included in the sale
- Allocated off-street parking and separate storage garage.
- Council Tax Band F; Service Charge £300 pcm (includes building insurance and communal gardening)
- Ultrafast full-fibre broadband available (up to 1.8 Gbps)
- Share of freehold; substantial reserve fund.
- EPC exempt status due to it being part of a Grade II listed building.
- Communal landscaped gardens.
- No onward chain.





## **DESCRIPTION**

### **THE SETTING**

The apartment occupies the entire second floor of a substantial Victorian villa on Rockleaze - one of Sneyd Park's quietest and most established addresses. From every front-facing window, the Downs open up directly ahead — 400 acres of grassland, woodland and walking paths, with the Avon Gorge and Clifton Suspension Bridge within walking distance. The southerly aspect means the principal rooms hold light through most of the day. To the rear, the view extends across the Blaise Estate to the Severn estuary and the hills of South Wales.

### **THE DRAWING ROOM**

The drawing room is the property's defining space: 27ft long, with 10ft ceilings, engineered oak floors and a full-width bay of three sash windows looking out across the Downs. A wall-mounted library with sliding ladder on rail runs along one side, with built-in workstation and base cabinets. A Morso woodburner sits on a slate hearth. The proportions, the light and the fittings together produce a reception room that few apartments at this price in Bristol can match.

### **KITCHEN AND DINING**

The kitchen/dining room runs to 16ft x 16ft and looks across the rear gardens towards Wales. Shaker-style cabinetry with quartz worktops, LED pelmet lighting, undermount sink with separate filtered tap, and a central island incorporating a Miele modular cooktop (induction, gas, wok and teppanyaki). Integrated Miele combi-microwave and electric ovens, Miele fridge/freezer, Miele dishwasher, Samsung wine cooler and Smeg extractor. Built-in seating, generous table-and-chairs space, and a double pantry cupboard.

### **BEDROOMS AND BATHROOMS**

The principal bedroom takes in the same Downs views as the drawing room through a tall sash window, with extensive fitted wardrobes, picture rail and chimney breast. Its en-suite bathroom has a freestanding roll-top bath, a wall-mounted basin, and is lit by a striking original cupola. The second double bedroom faces the rear with views towards Wales and retains an ornate cast-iron fireplace. A separate shower room with walk-in enclosure serves the second bedroom and includes a utility area with space for a washing machine.

### **HEATING, WINDOWS AND CONDITION**

Water-fed underfloor heating runs through the reception hall, drawing room, kitchen/dining room and both bathrooms. The gas combination boiler was recently installed. The original sash windows have been removed, rebalanced, draught-proofed and fitted with UV protection — preserving period character while addressing the thermal and acoustic performance often associated with listed flats. Improvements have been undertaken with appropriate consents in place.

## **OUTSIDE**

### **PARKING**

There is one allocated off-street parking space directly in front of the building, and use of a separate storage garage in the block (suitable for bikes, equipment and storage rather than a car).

### **GARDEN**

The recently landscaped communal rear garden is shared between the four apartments. An additional private storage cupboard sits at lower ground floor level.





## **THE BUILDING AND TENURE**

The villa is shared between four apartments. Buyers receive a share of the freehold alongside the other three owners, with a substantial communal reserve fund in place to support future external works. The monthly service charge of £300 covers buildings insurance and communal gardening. The original 999-year lease was granted in 1964, leaving approximately 937 years unexpired.

## **LOCATION**

Rockleaze sits on the western edge of the Downs in BS9, a short walk from Cafe Retreat and within easy reach of the shops, cafés and restaurants of Whiteladies Road and Clifton Village across the Downs. Bristol Temple Meads (London Paddington in c.1h 20m) and Bristol Parkway are both within a short drive. The Avon Gorge, Suspension Bridge and the river path are all within walking distance.

## **ACCESS**

The apartment is on the second floor, reached via the villa's original staircase. There is no lift. For those for whom that is not a constraint, the upper position is rewarded with the building's best light, ceiling heights and views.

## **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 6 June 1964. We further understand 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 monthly service charge is £300. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### **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. The photographs may have been taken using a wide angle lens.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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





FOR SALE  
RICHARD HARDING  
EAST BRIDGE

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# Second Floor Flat, Rockleaze, Sneyd Park, Bristol BS9 1ND

Approximate Gross Internal Area = 145.7 sq m/ 1568.4 sq ft  
(Excludes Garage)

Garage = 10.8 sq m/ 116.2 sq ft

Total Area = 156.5 sq m/ 1684.6 sq ft



**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print