



**1A Rockleaze Avenue**  
Sneyd Park, Bristol, BS9 1NG





# 1A Rockleaze Avenue

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**A generously proportioned, bay fronted, ground floor apartment with allocated off street parking and a sunny courtyard garden in a prime BS9 location.**

An outstanding, lateral, Sneyd Park apartment totalling 995 square foot and well-appointed throughout to a high standard | Southeast facing courtyard garden, front garden and two storage sheds | Allocated off street parking for one car | Modern, open plan kitchen with integrated appliances | Stunning, open plan, 20x19 ft bay living room | Substantial master bedroom with sliding doors onto the garden | Second double bedroom with direct garden access and a modern family bathroom | Share of freehold, remainder of 999-year lease | Prime, quiet and leafy BS9 located with proximity to the Downs | No onward chain | EPC: C

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## Situation

Set within one of Bristol's most distinguished and verdant enclaves, Rockleaze Avenue occupies a quietly elevated position in the heart of Sneyd Park—an address prized for its sense of seclusion, architectural elegance and immediate access to open green space.

Moments from the doorstep lies the tranquil Sneyd Park Nature Reserve, offering peaceful woodland walks, while the wide expanse of The Downs provides acres of parkland ideal for recreation and enjoying far-reaching views across the Avon Gorge.

Despite its serene setting, the property is exceptionally well connected. Whiteladies Road and Clifton Village are both within easy reach, offering an excellent selection of independent boutiques, cafés, and restaurants, alongside convenient access into Bristol's commercial centre.

The area is particularly appealing for families, with highly regarded schools including Badminton School, Clifton College, Clifton High School, and Redmaids' High School all nearby. The M5 motorway and Bristol airport are readily accessible, ensuring excellent connectivity for regional, national and international travel.







## For Sale Freehold

A fully refurbished (2023) and beautifully reimagined garden apartment of exceptional quality, discreetly positioned within one of Sneyd Park's most desirable residential enclaves, moments from the open green expanse of The Downs.

Occupying a particularly private position, this elegant two-bedroom home benefits from its own private entrance, newly installed in 2023, leading into a generous and welcoming and spacious entrance hall with engineered oak flooring and a large storage cupboard.

The heart of the home is an exceptional 20 by 19 foot open-plan, bay-fronted living room, where high ceilings and expansive bay windows flood the room with natural light. With a westerly orientation, the space enjoys a warm and inviting atmosphere throughout the afternoon and evening. The adjoining contemporary kitchen is both stylish and practical, fitted with integrated appliances including an oven/grill, hob with extractor, fridge freezer and dishwasher. The quartz worktops and upstand are solid and stylish with an integrated sink unit and instant hot water tap. There are ample wall and base units for storage.

Both bedrooms are carpeted and well-proportioned doubles, each enjoying direct access to the private rear garden via glazed doors. The principal bedroom is particularly substantial with sliding doors onto the garden. The bedrooms are served by modern, tiled family bathroom with a bath and rain shower over, wall mounted sink unit with cabinetry, mirror with shelf and a WC.

Externally, the south-east facing courtyard garden is a genuine sun trap—peaceful, private, and notably quiet, creating a sense of calm in the heart of the city. The garden benefits from a paved dining terrace, raised planters, rear access and a large shed/workshop, built in 2024. The property also enjoys a private front garden and a secondary communal shed enhancing both kerb appeal and usability.

There is allocated off-street parking for one vehicle, alongside unrestricted on-street parking directly to the front of the building.

The apartment has been the subject of a comprehensive and high-quality renovation in 2023, delivering a turnkey home finished to an exacting standard. Works include full rewiring and replumbing, as well as the installation of a new boiler. The entire property has been professionally damp-proofed, supported by a 30-year guarantee. A further 10-year warranty is provided for the refurbishment.

The property is available with no onward chain and can be available part furnished.





This is a rare opportunity to acquire a thoughtfully upgraded, light-filled garden apartment in a prime and tranquil Sneyd Park location, combining generous proportions, allocated parking and a fantastic south east facing garden.

#### Services

All main services connected..

#### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax Band: C

#### Directions

Post Code BS9 1NG

#### Viewing:

Strictly by appointment with Rupert Oliver Property Agents



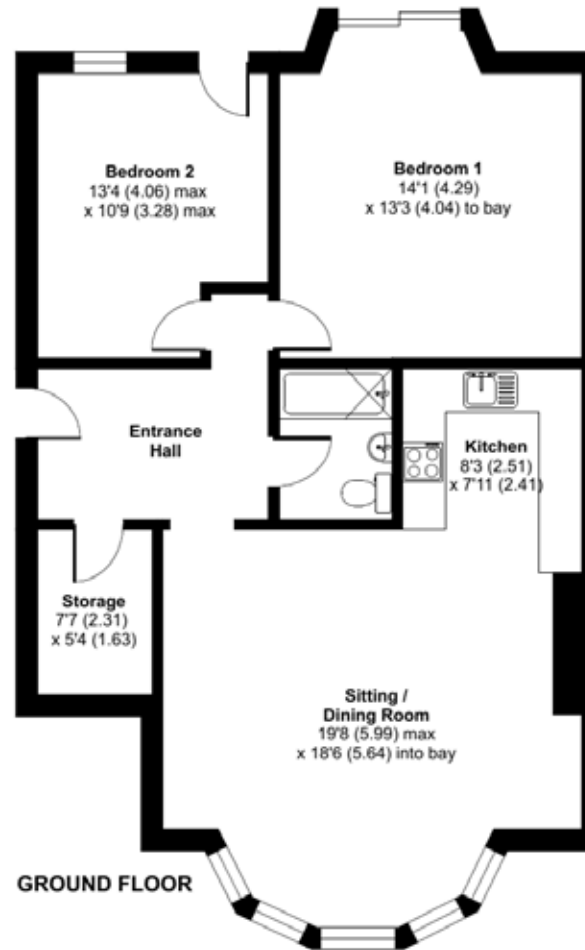
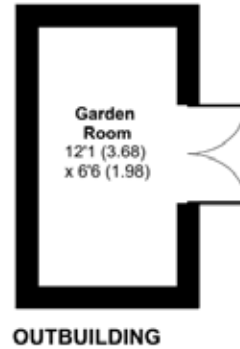
# Rockleaze Avenue, BS9

Approximate Area = 915 sq ft / 85 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 995 sq ft / 92.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Rupert Oliver Property Agents. REF: 1434815