



ORCHARD COURT KNOLL HILL,
SNEYD PARK, BS9 1NT

GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE THIS SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR BALCONY APARTMENT ENJOYING STUNNING VIEWS OVER THE IMPRESSIVE COMMUNAL GROUNDS TOWARDS THE AVON GORGE, OFFERED TO THE MARKET WITH PARKING AND IT'S OWN GARAGE.

Location

Located in one of Bristol’s most sought after districts, green and leafy Sneyd Park has peace and tranquillity and yet sits on the cusp of Durdham Downs and fashionable Clifton Village. Within the immediate environs there are nature reserves, golf courses, leisure clubs and a number of highly regarded schools both state and independents. Lying to the North West of the city there are good transport links to the commercial centre, motorway networks and train stations which offer services to a number of cities nationwide.

Entrance

When entering the apartment you are greeted by a good sized hallway with storage cupboard and doors providing access to all of the rooms. The interior will require areas of modernisation, but there is plenty of scope for improvement throughout.

Accommodation

Please see the floorplan for room measurements.

A spacious living/dining room with access to the expansive balcony which enjoys far stretching views of the surrounding area and towards the Welsh Hills, sizable fitted kitchen/breakfast room, bathroom, principal bedroom with en-suite shower room and a second double bedroom with built in wardrobe.

Gardens / Parking / Garage

Externally there is a garage situated in a block just opposite the apartment which has both power and light. There are well maintained communal lawned gardens and ample guest parking.

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- Spacious Top Floor Balcony Apartment
 - No Onward Chain
 - Bathroom WC
 - Kitchen/Breakfast Room
- Stunning Far Reaching Views
 - Two Double Bedrooms Master With En-Suite
 - Living/Dining Room
 - Garage & Communal Parking

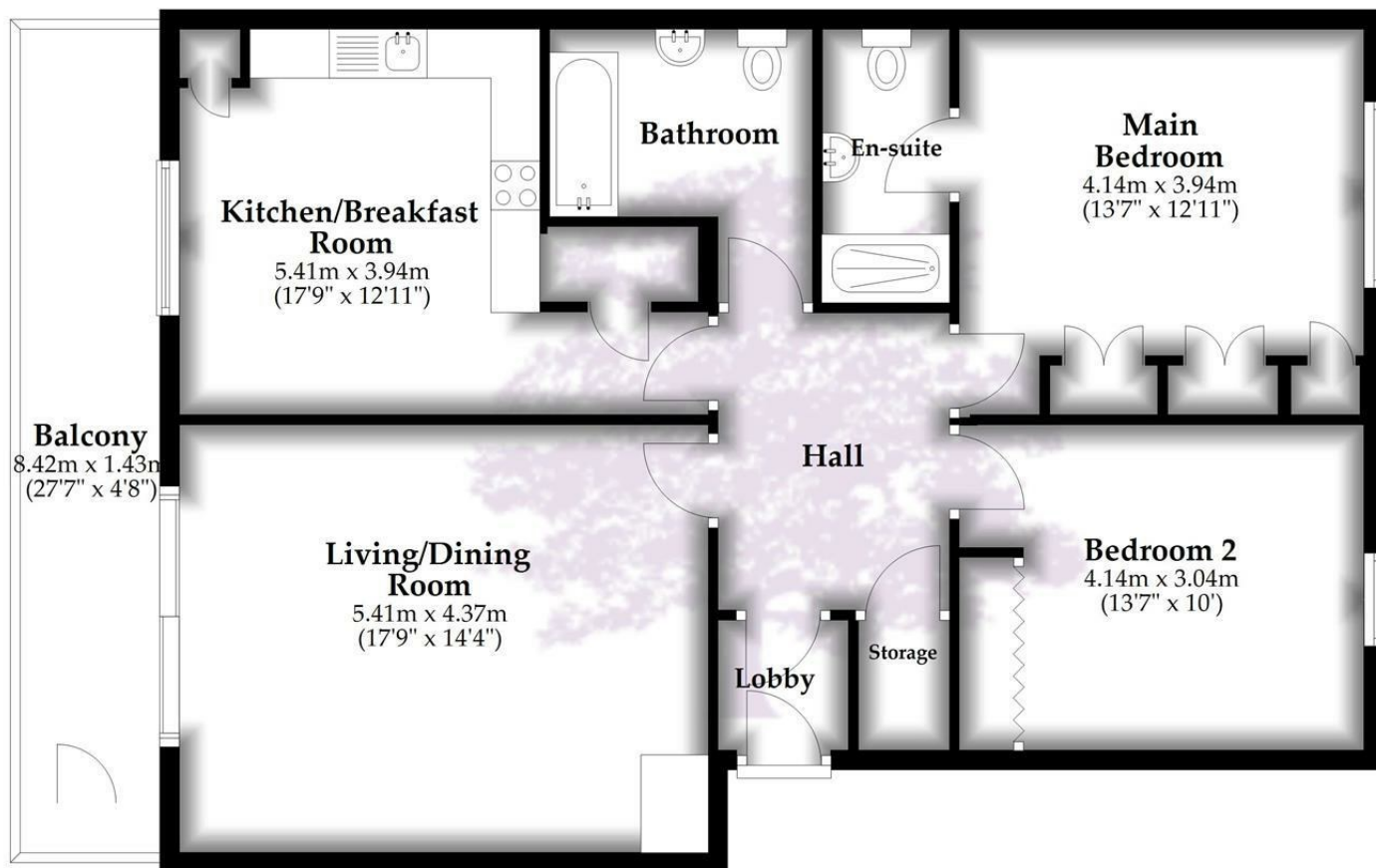


GUIDE PRICE £350,000



Floor Plan

Approx. 91.6 sq. metres (986.4 sq. feet)



Total area: approx. 91.6 sq. metres (986.4 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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