



SEVERNLEIGH GARDENS STOKE HILL,
SNEYD PARK, BS9 1JE

GOODMAN
& LILLEY







SEVERNLEIGH GARDENS STOKE HILL

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GUIDE PRICE
£535,000

Situated in a wonderful setting just off Durdham Downs is this highly attractive and generously sized apartment that has been recently refurbished occupying the whole of the ground floor of this popular development. This delightful three double bedroom apartment boasts two bathrooms, a wonderful layout, direct access out to the attractive gardens, and a garage.

Due to its location and all on offer we anticipate a great deal of interest. Contact one of our property specialists to arrange your viewing.

Location

Sneyd Park is situated on the edge of the open expanse of Cliftons Downs forming 400 acres of inner city openness. The Downs create a natural division between the subject property and the historic suburb Clifton as well as a dramatic viewpoint across the Avon Gorge. Sneyd Park offers many practicalities over and above some of the neighbouring residential areas especially for those seeking gardens and ease of car parking. This particularly convenient position offers a choice of extensive local amenities at either Whiteladies Road (within half a mile) or Henleaze (around three quarters of a mile). Bristol city centre is within two miles and can be accessed by a regular bus service that passes within only a hundred yards of the subject property. Access to the national motorway network can be found within two and a half miles to junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping centre at Cribbs Causeway.

Accommodation

Please see the attached floorplan for room measurements and the apartment's layout.

Communal Entrance

Via a communal entrance door to an entrance lobby with the mailboxes and a inner door with entry phone access.

Entrance Hallway

Running the full length of the apartment with built in utility cupboard with space for a dryer, up graded doors and Karndean flooring to all rooms.

Open Plan Living Room

The open plan living room measuring over 27 foot in length offers ample space for living and dining areas, with Karndean flooring, windows and bi folding doors to dual aspects, the doors leading out to an attractive west facing patio area that leads on to the gardens.

Kitchen

Fitted with a high quality kitchen that offers wall and base units, integrated

appliances, granite effect work surfaces, inset sink and with window looking out to the gardens and Karndean flooring.

Bedroom One

A generous master bedroom with useful dressing room, window to the front and door to an inner hallway and access to the bathroom.

Inner Hall

Up graded doors to bedroom two, the bathroom and a useful storage cupboard.

Bathroom

Well fitted with a quality three piece bathroom suite comprising bath with shower fitted over, wc and wash basin, tiled surrounds, window to the front of the building.

Bedroom Two

A good sized double bedroom with window to the front, and doors to the inner hallway and main entrance hall.

Bedroom Three

The last of three double bedrooms with window to the rear.

Shower Room

Accessed from the main hall is a second bathroom fitted with shower, wc and wash basin.

Outside

Communal Gardens

The apartment benefits from a west facing patio and has use of attractive communal gardens well maintained through the management company.

Garage and Parking

There is an allocated single garage with electric up and over door, approximately 20 meters from the apartment, and additional communal resident parking spaces.

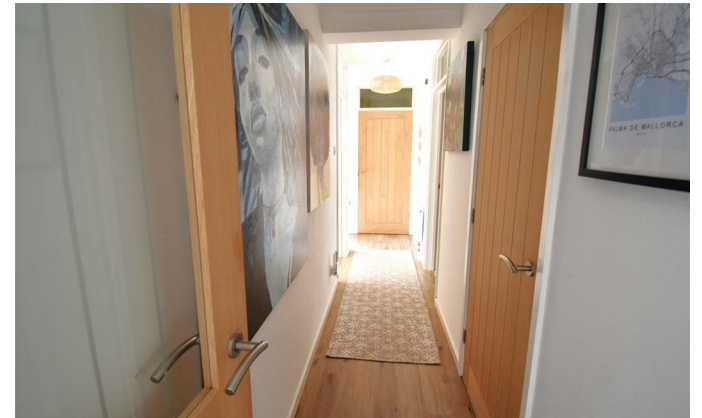
Further Information

Tenure: Share of Freehold
Service Charge: £186 per month
Council Tax Band: E



- Highly attractive and generously sized ground floor apartment
- Three double bedrooms / Two bathrooms
- Ideal for someone looking to Downsize
- Superb location just off of Durdham Downs
- Well presented through out
- Garage



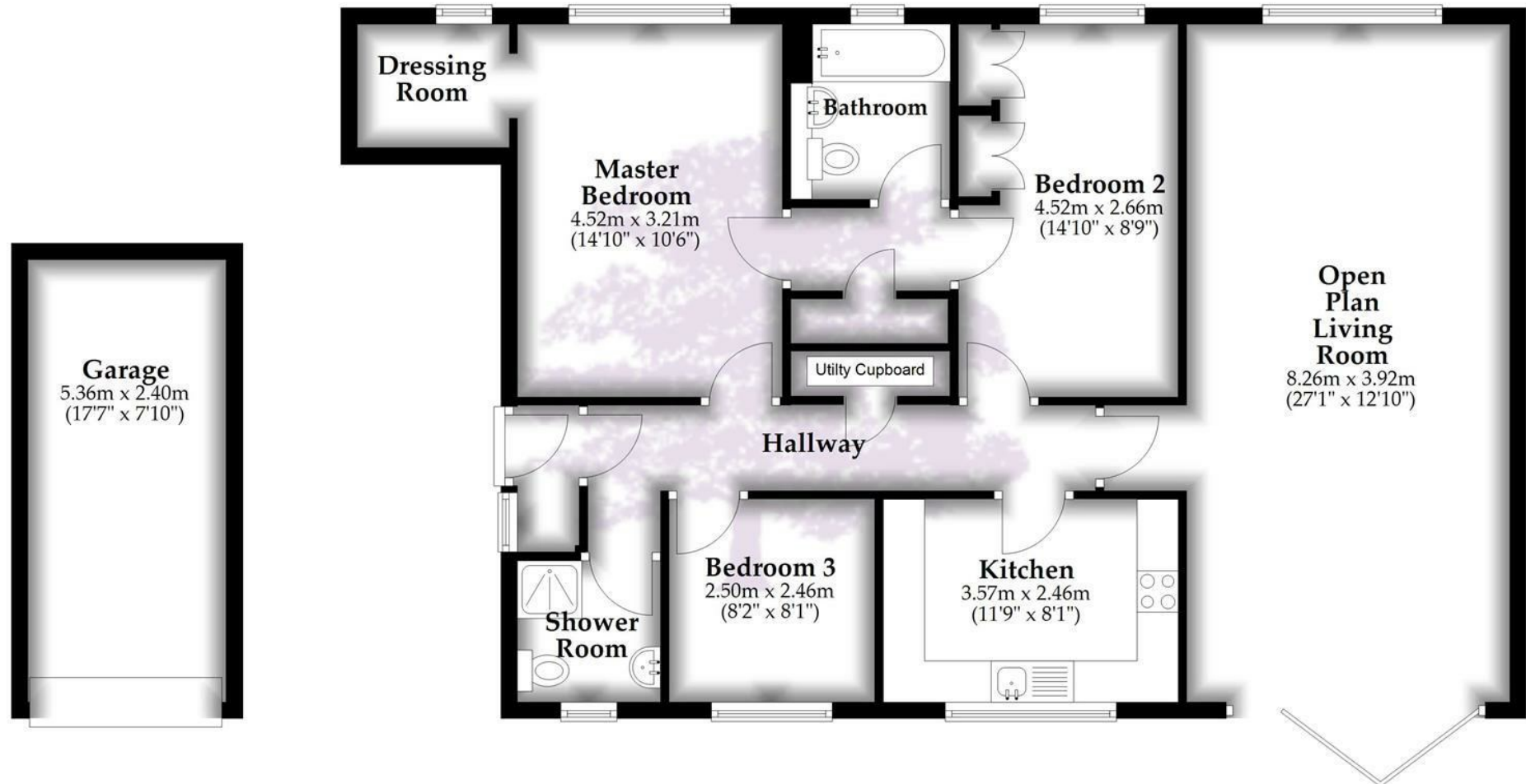


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Ground Floor

Approx. 114.5 sq. metres (1232.7 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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