



23 BISHOPS COURT KNOLL HILL,  
SNEYD PARK, BS9 1NS

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GOODMAN  
& LILLEY



A SUPERB TWO DOUBLE BEDROOM TOP FLOOR APARTMENT BENEFITING FROM WONDERFUL PANORAMIC WOODLAND VIEWS WITH THE ADDED BENEFITS OF ATTRACTIVE COMMUNAL GARDENS, GARAGE, PARKING AND A 22FT BALCONY.

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.

Accommodation

Communal Entrance

Via glazed door to a entrance lobby with secure inner door and entryphone system to the communal hallway and stairs to all floors.

Entrance Lobby

The apartment is entered by an entrance door to a inner lobby and via another door to the hall.

Hall

Good sized with large built in storage cupboard and doors to:

Living Area

Window and sliding door to the rear with superb panoramic views, also providing access to a balcony. Two radiators, coving to ceiling and space for table.

Balcony

A good sized balcony with superb panoramic views and storage cupboard.

Kitchen / Dining Room

Well presented with a modern fitted kitchen incorporating wall and base units , work surfacing, sink, integrated appliances, tile effect floor, space for table, inset spot lighting, radiator and window to the rear again with superb views.

Bedroom One

Generous main bedroom with window out to the front, fitted wardrobing, inset spot lighting, radiator and door to en suite facilities.

En Suite

Recently re-fitted with a modern suite incorporating Low level WC and a wash basin, attractive tiling, radiator.

Bedroom Two

With window out to the front aspect, radiator, fitted wardrobing.

Bathroom

A well fitted main bathroom with four piece suite in white including free standing bath, wash basin, WC and a separate shower cubicle with oversized shower head. Attractive tiled walls, extractor fan and radiator.

Outside

Communal Gardens

Attractive well maintained communal gardens surround the apartment on all sides.

Garage and Parking

The apartment has a single garage in a block to the front and the apartments have parking areas that run on a first come first served basis.

Further Information

Management Fee : £1530 per year

- Superb Purpose Built Apartment
- Two Double Bedrooms
- Separate Kitchen / Diner
- En Suite

- Wonderful Panoramic Views
- 17'5 Living Room
- High Spec Bathroom
- Garage & Communal Gardens

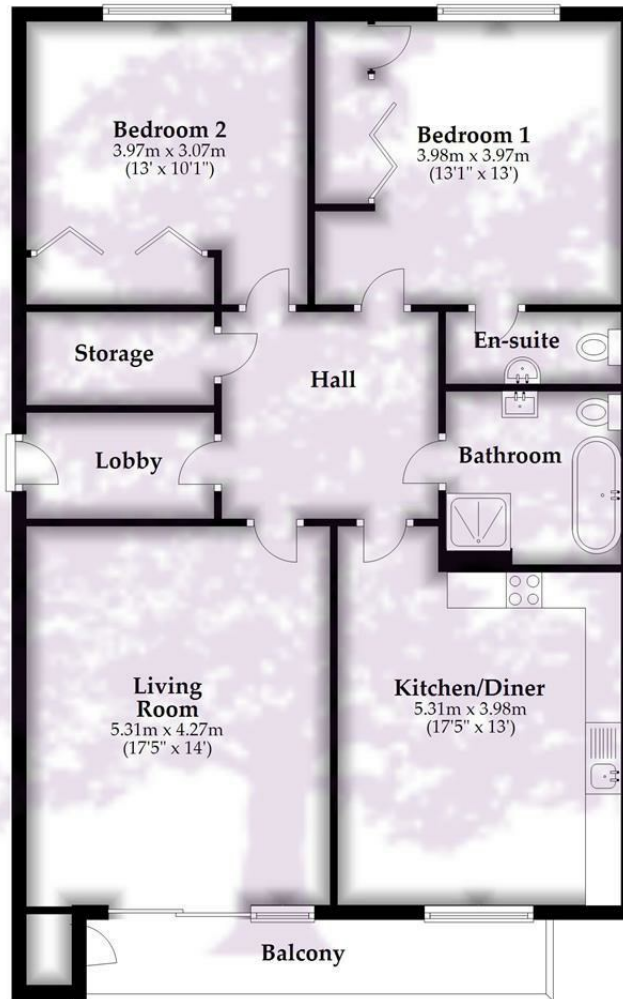


£375,000





**Floor Plan**  
Approx. 103.5 sq. metres (1113.5 sq. feet)



Total area: approx. 103.5 sq. metres (1113.5 sq. feet)

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