estate agents auctioneers

hollis morgan

1, Towerleaze Knoll Hill, Sneyd Park, Bristol, BS9 1RU

£365,000

Hollis Morgan are pleased to offer this generously sized (1,100sqft+) two bedroom ground floor apartment in the exclusive Towerleaze development.

- Quiet Location
- Allocated Garage
- Pleasant Leafy Views
- Chain Free
- Allocated Parking
- Spacious Accommodation

The Property

Hollis Morgan are pleased to offer this generously sized (1,100sqft+) two bedroom ground floor apartment in the exclusive Towerleaze development.

The property briefly comprises of a spacious hallway with the two bedrooms to the front of the building and the large living space to the rear of the building offering stunning green views over the communal gardens.

The bedrooms are both of good size and carpeted throughout, bedroom two offers built in wardrobes while bedroom one benefits from a w/c. The kitchen has recently been refurbished with wood effect laminate flooring, wooden worktops, ample wall and floor shaker style cream units, Lamona induction hob with cream splash back tiles. Arguably the main selling point is the fantastically well sized L shape living space which has an excellent outlook onto the immaculately looked after communal gardens. The main bathroom is well equipped with an electric shower over bath, w/c and hand basin complete with mixer tap. Finally there is a large storage cupboard off the main hallway and a good sized boiler cupboard located in the bathroom.

Externally, the property benefits from a good size private patio space off the living room also benefits from leafy views. There is also an allocated garage with a parking space in front.

Location - Sneyd Park

Sneyd Park with its imposing Victorian Architecture is amongst the most sought after locations in the City bordering The Downs with four hundred acres of green public space. Sneyd Park offers an alternative to nearby Clifton and Redland with a peaceful ambience whilst still benefiting from the excellent nearby amenities of Whiteladies Road, Henleaze and Westbury Village with independent shops, boutiques, cafes, bars and restaurants.

Other Information

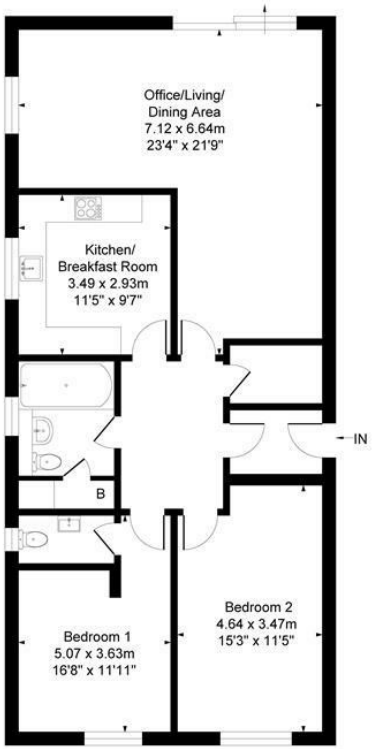
Parking: Allocated garage with parking space in front.
Leasehold: Residue of 999 years.
Management Fee: £1,865 pa.
Management Company: Easton Bevins.
Ground Rent: £600 pa.
Council Tax Band: D.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

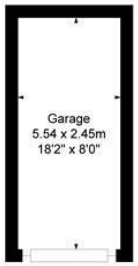
APPROX. GROSS INTERNAL FLOOR AREA 1248 SQ FT 115.92 SQ METRES

TOTAL APPROX. 1102 SQ FT 102.35 SQ METRES



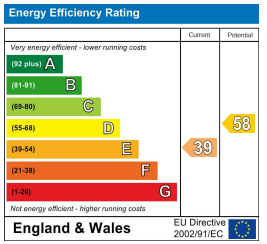
GROUND FLOOR

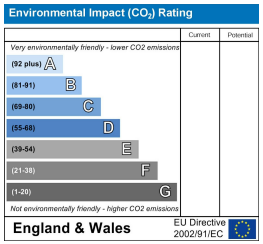
TOTAL APPROX. 146 SQ FT 13.57 SQ METRES



GARAGE

Illustrated for identification purposes only, measurements are approximate, not to scale.





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