

estate agents **auctioneers**

**hollis
morgan**



Flat 5, 11 The Avenue, Sneyd Park, Bristol, BS9 1PD

Offers In Excess Of £400,000

Hollis Morgan - A larger than average (1379 Sq Ft) first floor flat situated on a prestigious tree-lined road with south facing roof terrace overlooking Durdham downs.

Description

Situated on the first floor of this imposing period property is a larger than average apartment with bright, generously proportioned accommodation. Approached via a communal staircase to the first floor the L shaped entrance hall leads to a grand reception room with period detailing such as cornicing and ceiling rose, working period style gas fire, walk in storage cupboard and access to the South facing roof terrace with stunning views over The Downs and space for Al Fresco dining. The separate modern kitchen has a range of units with ample storage, plumbing for washing machines and dish washers. The master bedroom is located at the rear of the property and at 18 x 16 is spacious plus has access to an en suite shower room. The second bedroom is of equal proportions with fitted wardrobes and combines with a separate family bathroom. Outside of the property is a communal lawn area and an allocated car port plus secret access directly onto Durdham Downs to take advantage of the acres of open fields. Available with no onward chain for immediate occupation.

Location

The property is located on The Avenue, a prestigious residential Road adjacent to The Downs with its acres of open land, bounded by the spectacular Avon Gorge and Clifton Suspension Bridge.

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.

Parking/Communal Gardens

Lawned communal garden and allocated car port to the rear of the property.

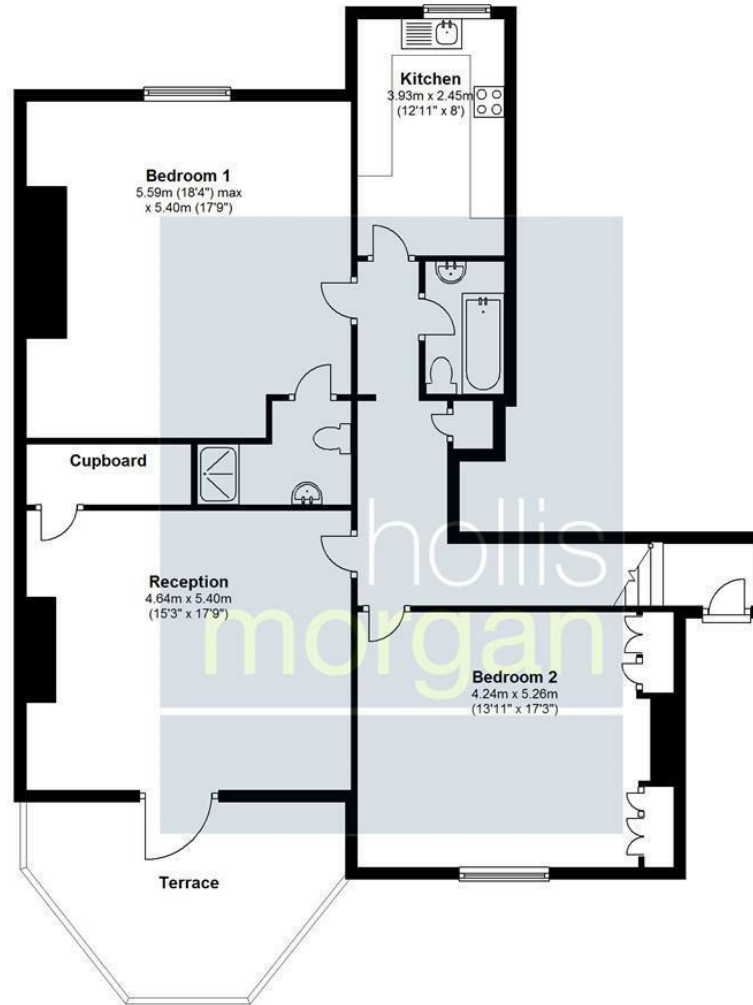
Tenure/Management information

Leasehold, residue of 999 years. Service charge of £134.00 per month.



Flat 5

Approx. 112.3 sq. metres (1208.6 sq. feet)



Total area: approx. 112.3 sq. metres (1208.6 sq. feet)

Total Area does not include Terrace
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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