



MAGGS  
& ALLEN

FLAT 20, BISHOPS COURT KNOLL HILL

SNEYD PARK, BRISTOL, BS9 1NS

£392,500



Set in well-maintained grounds in a desirable area of Bristol, comes this sizeable and superbly well-presented two double-bedroom ground floor flat. Further benefitting from a private garage, off-street parking, communal gardens, and offered with no onward chain.

### Summary

The kitchen was fitted in 2022 and features a range of base and wall-mounted units providing a substantial amount of storage, as well as integrated appliances including an electric hob, electric oven, fridge/freezer, and dishwasher. The owners have also installed a desk opposite, which could be replaced with a breakfast bar to suit. The grey units, white quartz worktops and metro tiling found in the kitchen create a clean, modern aesthetic.

Adjacent, the lounge/diner is a very comfortable space decorated in neutral colours, and comfortable large enough to accommodate lounge and dining furniture. From the lounge/diner is direct access through glazed doors onto the patio, benefitting from a north-westerly aspect - ensuring a light-filled room through much of the afternoon and into the evening.

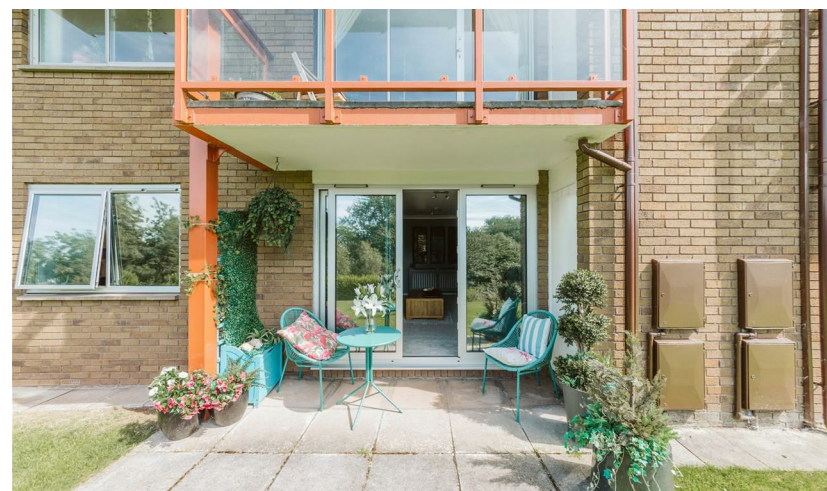
The master bedroom is a very comfortable size, allowing for fitted wardrobes to the far wall, and benefitting from an en suite WC. Bedroom 2 is currently in use as an office, but the dimensions make it a comfortable double room. Both bedrooms are smartly finished with custom-made wooden shutters.

The main bathroom was re-fitted in 2022, and is comprised of a three-piece suite made up of a bath with shower over, WC and basin. There is also a cupboard housing the washing machine and tumble dryer.

Completing the internal aspect of the flat is a handy, sizeable cupboard located off what is a welcoming entrance hall with space for a shoe rack and coat rack, if desired.

Externally, the development boasts beautifully maintained, mature gardens featuring an array of shrubs and trees. Parking is plentiful, and recently has had 6 EV charging points installed. The flat comes with a secure, private garage that has power and lighting.

An excellent offering. Call Maggs & Allen to arrange a viewing.





## Location

Leafy Sneyd Park is one of Bristol's most affluent neighbourhoods, defined by large houses with sprawling gardens. Because it sits on a hillside, many spots offer incredible views right across the Avon Gorge and the Clifton Suspension Bridge.

The area feels remarkably secluded, even though the city centre is just a short drive away. It is also close to major green spaces like the Durdham Downs and Blaise Estate, making it easy to get outdoors without leaving town.

Families and professionals usually move here for the privacy, the scenic backdrops, the quiet prestige of the area and good schools locally. It strikes a great balance for anyone looking for an exclusive, private community that still keeps the city well within reach.

## Schools

Stoke Bishop Church of England Primary School - Distance: 0.71 miles

Sea Mills Primary School - Distance: 0.83 miles

Elmlea Junior School - Distance: 1.22 miles

Clifton College - Distance: 1.23 miles

## Leasehold Information

We understand this is a Leasehold property, with 958 years remaining on the lease.

We understand the Ground rent is £25 per annum.

We understand the Service Charge is £2,000 per annum and includes buildings insurance, water bills and routine maintenance.

The flat benefits from the privately owned tenant Freehold, who agree and set the annual service charges.

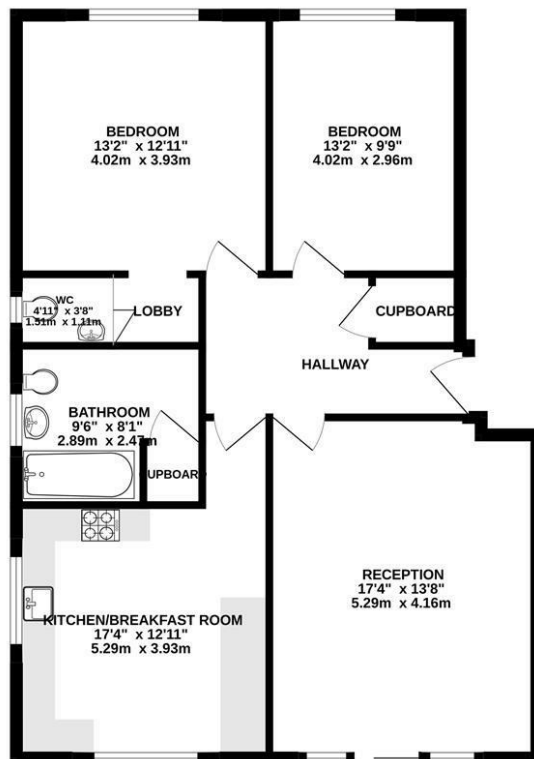
This information should be checked by your legal advisor.



GARAGE (NOT SHOWN IN  
ACTUAL POSITION/ORIENTATION)  
158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix S2020



- Offered with no onward chain
- Modern kitchen - installed 2022
- Separate, sizeable lounge/diner with direct access to patio
- Two double bedrooms
- In excellent condition
- Well-maintained communal gardens
- Secure garage
- Ample residents' parking
- EV charging points
- A desirable area

**Guide Price:** £392,500

**Tenure:** Leasehold

**Council Tax Band:** E

**EPC Rating:**

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS  
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