



11 Ridgewood, Knoll Hill, Bristol, BS9 1QZ

www.hydes.co.uk



3



1



1

Overview

A spacious (circa 1100 sq ft) well-presented top floor purpose built three double bedroom flat in a superb, quiet and convenient location, offering outstanding views towards the Severn Estuary with the Welsh Hills beyond. The interior presents a good sized lounge/dining room with window to the front elevation and patio doors leading out to the private west facing balcony (with a storage cupboard) which offers superb views over the Avon Gorge and Leigh Woods.

There is a generous entrance hallway with a number of useful storage cupboards, an attractively fitted kitchen offering ample space for a dining table, a separate WC and a shower room. The flat also benefits from double glazing throughout.

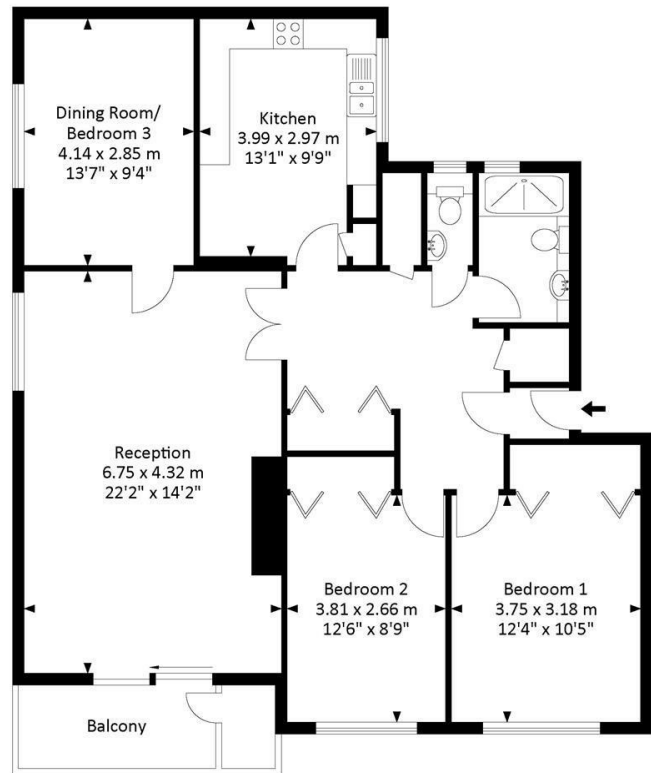
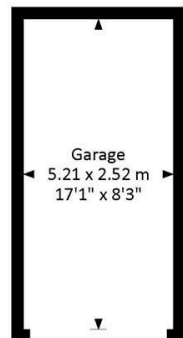
Externally there are well maintained communal gardens, a private garage in a nearby block and numerous communal parking spaces (for the residents of Ridgewood only) to the front of the property.

This is an excellent flat situated in a quiet and peaceful location close to the Durdham Downs and conveniently placed for access into the city centre and M5 motorway links.





Approx. Gross internal Area
1229.70 Sq.Ft - 114.20 Sq.M
(Total Area Includes Garage)



For illustrative purposes only. Not to scale.
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.
Floor plan produced by Westcountry EPC.



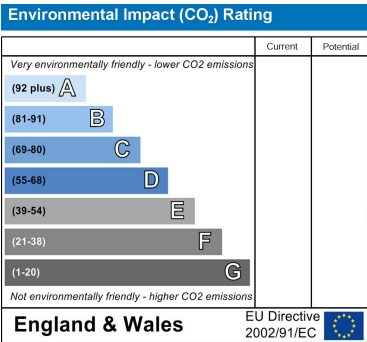
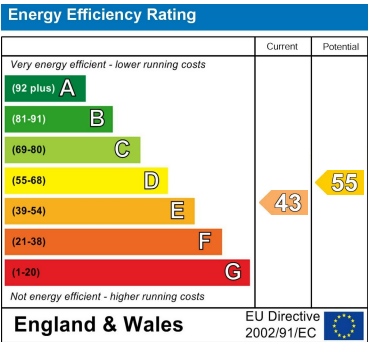


LOCATION

Knoll Hill in Sneyd Park is without doubt amongst one of the city’s most highly regarded residential locations. Sneyd Park is situated on the edge of the open expanse of Clifton’s 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 (an area of outstanding natural beauty and special scientific interest). Sneyd Park offers many practicalities over and above some of the neighbouring residential areas. 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 few 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. Bristol City centre is within three miles with a regular commuter rail service from Temple Meads to London Paddington and Bristol International Airport is around ten miles away offering daily flights to Europe. The area is particularly well served for schooling in both the state and private sectors.

IMPORTANT INFORMATION

Tenure - We are advised is a 999 year lease - with 951 years remaining - Your legal adviser should confirm this
Service charge - We are advised is £1,800 per annum - Your legal adviser should confirm this
Local authority - Bristol City Council
Council tax band - D
Viewings - Twenty four hours notice is required for viewings which are to be arranged through sole agents
Hydes of Bristol - 01179731516



IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



28 Princess Victoria Street, Bristol, BS8 4BU
Tel: 0117 973 1516
post@hydes.co.uk | www.hydes.co.uk