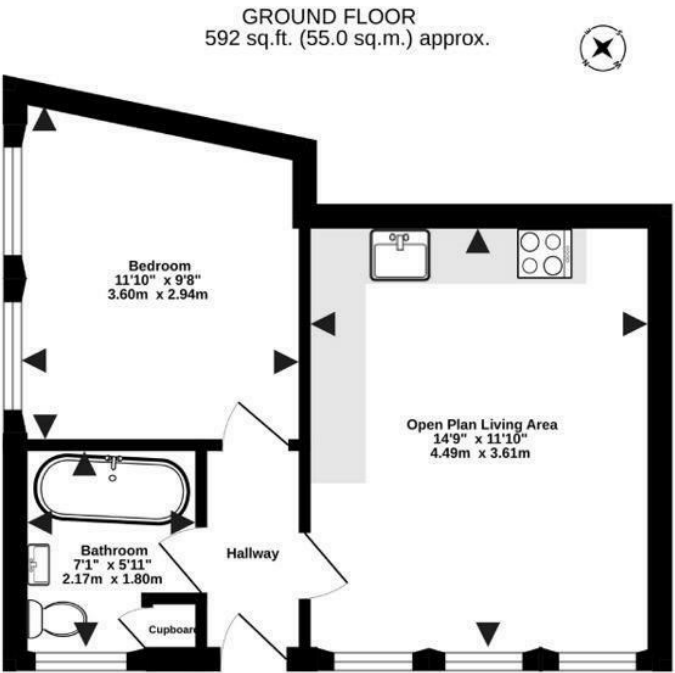


FLOOR PLAN:



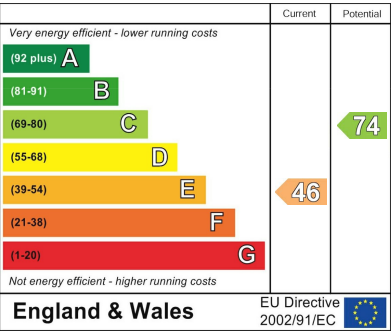
THE OAK, SNEYD PARK, BRISTOL, BS9 1QA

TOTAL FLOOR AREA: 592 sq. ft. (55.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The values, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.

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EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

The Oak, Knoll Hill, Bristol, BS9 1QU

1 Bedroom Apartment

Guide price
£220,000

- Charming one bedroom apartment with no onward chain
- Beautifully finished home with off road parking and a communal garden
- Leasehold, council tax band A, EPC rating E
- Kitchen/living room, double bedroom, contemporary bathroom
- Situated in the sought after area of Syned Park

DETAILS

Beautiful one bedroom apartment in the sought after location of Syned Park.





A charming property set in a quiet and leafy location benefitting from its own private entrance and off road parking. The accommodation comprises of a well equipped kitchen/living room enjoying solid wood flooring, flooded with light. A modern bathroom with a freestanding bath with shower attachment over, double bedroom. Communal garden. Communal storage area.

LOCATION

Set in the leafy and highly sought-after area of Sneyd Park, this property offers a rare combination of peaceful surroundings and easy access to the city. Known for its elegant homes,

green spaces and quiet residential feel, Sneyd Park is just minutes from the vibrant village atmosphere of Clifton and the open green spaces of The Downs.

Residents enjoy scenic walks nearby, including the iconic Clifton Suspension Bridge and the beautiful woodland trails of Leigh Woods. Despite its tranquil setting, the area remains well connected to Bristol city centre, making it ideal for professionals and families alike.

With its blend of nature, prestige and convenience, Sneyd Park offers one of Bristol's most desirable places to call home.

TENURE

800 year lease commenced in 1964
Knoll Oak Management Company
Share of freehold
Management charge £75pcm, ground rent included within management fee. Subject to change.