



cj HOLE
est. 1867

3 Towerleaze, Knoll Hill

Sneyd Park, BS9

£425,000 ASKING PRICE



A spacious and hugely impressive, three double bedroom first floor apartment situated in this quiet and secluded development in the desirable Sneyd Park.

3 2 1



*Three Double Bedrooms
Large Open Plan
Reception
Modern Fitted Kitchen
Private Balcony
Bathroom and En-suite
Garage and Parking*

PROPERTY DESCRIPTION

Presented in excellent decorative order throughout and extending in excess of 1200 sq ft, the property blends a wonderful balance of living and entertaining space and has plenty of built in storage throughout.

The well-appointed accommodation is beautifully arranged over the first floor and briefly comprises a spacious, dual aspect reception and boasts stunning, elevated views towards the River Severn and Wales and there's a modern fitted kitchen with high spec integrated appliances. The principal bedroom is generous in size and benefits from a superb ensuite and there are two further comfortable double bedrooms and a smart family bathroom.

Externally the property sits in attractive and well-maintained communal gardens and benefits from a private garage, guest parking and a fantastic balcony accessed via the reception.

Towerleaze is a well-regarded purpose-built block in a highly favoured position in the leafy Sneyd Park. It is ideally located moments away from acres of rolling greenery of the Durdham Downs and the plethora of amenities in nearby Stoke Bishop, Whiteladies Road and Clifton Village.





Office: Clifton & Bristol
Salesclifton@cjhole.co.uk

161 Whiteladies Road, Clifton, Bristol, BS8
2RF

Tel: **0117 435 1867**

E: clifton@cjhole.co.uk

OVER **150** YEARS OF
EXCELLENCE



IMPORTANT NOTICE CJ Hole, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact

2. Any areas, measurements or distances 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 necessary planning, building regulation or other consents and CJ Hole have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 1581 In accordance with the Estate Agents act 1979 it is declared that the owner of the property is a relative of a member of staff of CJ Hole.

cj HOLE
est. 1867

TENURE: Leasehold COUNCIL TAX: E | EPC: Awaited

FIRST FLOOR
1220 sq.ft. (113.3 sq.m.) approx.

