



The Avenue, Sneyd Park

AlexanderMay  
SALES & LETTINGS

## The Avenue, Sneyd Park

- Prestigious and peaceful location on a popular tree line
- Gated access at the rear of the building leading directly onto Durdham Downs
- Communal gardens
- Pets are allowed
- Air Bnb Allowed
- Bus stop at the junction of The Avenue and Julian Road
- 0.7 miles from the top of Whiteladies Road
- Garage
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### SUMMARY

**Elevated views are offered by this well presented double bedroom top floor period apartment with 17ft Lounge that comes complete with garage, modern bathroom and separate kitchen.**

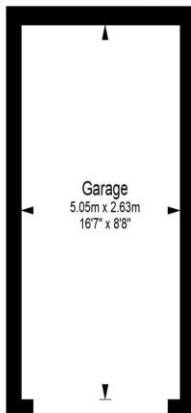
**Located on The Avenue, a prestigious residential Road adjacent to The Downs with its acres of open land, bounded by the spectacular Avon Gorge and Clifton Suspension Bridge with close road/bus links to the many amenities of Bristol and Cribbs Causeway.**



Price Range £250,000 - £270,000

# Top Floor Flat, The Avenue, Sneyd Park, Bristol, BS9 1PD

Total Approximate Gross Internal Area = 69.7 sq m / 750.3 sq ft  
(Excludes Garage)



## Garage

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print



**Tenure**  
Leasehold

**EPC Rating**  
T

**Council Tax Band**  
C

**Services**  
Gas

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700



