



**SARAH CLARK**  
PROPERTY CONSULTANTS

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RIDGEWOOD, BRISTOL, BS9 1QZ

Available mid-September this unfurnished apartment is suitable for a small family or couple only (sorry no sharers) and is set in a peaceful development in Sneyd Park. The apartment has stunning views over the estuary towards Leigh Woods on one side and over Stoke Bishop towards the Kings Weston Estate on the other.

This large apartment has flexible accommodation with two double bedrooms and two reception rooms, one which could potentially be used as a third bedroom. The large lounge has doors leading to a private balcony where you can enjoy the splendid views. The dining room/potential third bedroom also enjoys stunning views.

The kitchen is well equipped with a range of wall and base units, electric oven and grill, electric hob, washing machine and fridge freezer. There is also a modern shower room with shower cubicle, wc and basin and a separate wc.

The flat is all electric with electric underfloor heating.

To the outside are well-tended communal gardens and residents parking.

Rent = £1500



## Features

- Available Mid-September
- Amazing Views
- 2 Double Bedrooms
- Lounge
- Dining Room
- Off-Street Parking
- Communal Gardens
- Sorry No Sharers



**TENURE****SERVICES**

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**LOCAL AUTHORITY**

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Total Area: 105.4 m<sup>2</sup> ... 1134 ft<sup>2</sup> (excluding balcony)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		43	55
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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