



SARAH CLARK
PROPERTY CONSULTANTS

16 KNOLL COURT |
KNOLL HILL, BRISTOL, BS9 1QX

Available 1st September. This beautifully presented unfurnished three-bedroom apartment offers over 1,000 sq ft of bright and spacious accommodation, making it an ideal home for a couple or maximum of two professional sharers seeking generous living space in a convenient location.

The heart of the home is the impressive dual-aspect reception and dining room, a wonderfully light and versatile space with wonderful views and with ample room for both relaxing and entertaining. Doors open onto a private balcony, providing the perfect spot to enjoy a morning coffee or unwind overlooking the surrounding greenery.

The separate modern kitchen has been thoughtfully designed with a range of contemporary shaker-style units, solid wood worktops and striking tiled splashbacks. Offering excellent storage and preparation space, it comes complete with electric oven, induction hob, fridge, freezer and washing machine. The enjoys pleasant views from the large picture window.

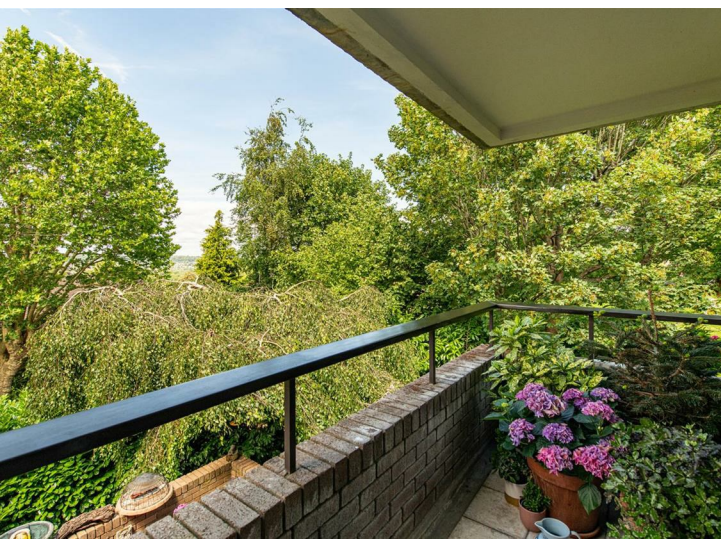
There are three well-proportioned double bedrooms, each offering excellent natural light and providing space for those working from home. The accommodation is



Features

- Available 1st September
- 3 Double Bedrooms
- Beautifully Presented
- Private Balcony
- Modern Fully Equipped Kitchen
- Garage and Allocated Parking





TENURE

SERVICES

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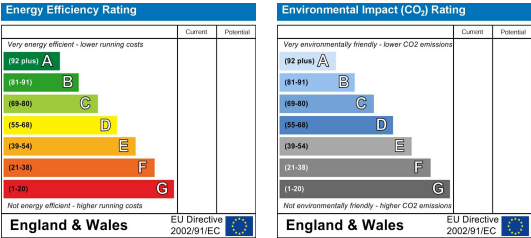
LOCAL AUTHORITY

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Total Area: 93.8 m² ... 1009 ft² (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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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.