



13 Chattenden House, Stoke Park Road South, Bristol, BS9 1LR

**GUIDE PRICE £350,000**

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## PROPERTY OVERVIEW

This beautifully presented top-floor apartment forms part of an impressive, detached building set within private, gated grounds in one of Sneyd Park's most desirable and peaceful roads. Offering around 906 Sq.Ft of bright, well-proportioned accommodation, the property combines generous room sizes with characterful features and a wonderful sense of privacy - perfect for buyers seeking a calm and leafy setting without sacrificing easy access to the city.

A communal entrance with lift and stairs leads to the top floor and into a welcoming hallway with useful built-in storage. From here, doors open to both bedrooms, the main bathroom and the superb open-plan living space.

The principal bedroom is a spacious double, complete with fitted wardrobes and its own en-suite shower room. The second bedroom is also a comfortable double with room for freestanding furniture. The main bathroom is smartly appointed with a contemporary white suite and tiled finishes.

At the far end of the hallway, the apartment opens into a truly impressive living / dining room, a beautifully shaped space featuring vaulted ceilings, character angles and large windows that draw in excellent natural light. This sociable room flows directly into the well-equipped, fully fitted kitchen, creating a practical and stylish open-plan layout ideal for modern living. Externally, residents enjoy access to the beautifully maintained communal gardens, where mature trees and established planting offer privacy and tranquil spots to relax. The apartment further benefits from allocated parking, additional visitor spaces, and the security of a privately gated entrance.

### Location

Sneyd Park is one of Bristol's most prestigious residential areas, valued for its leafy streets, peaceful atmosphere and exceptional access to open green space. Durdham Downs are only moments away, offering vast acres of parkland for walking, running and outdoor leisure. Clifton Village, Whiteladies Road and Stoke Bishop are all within easy reach, providing a superb selection of cafés, restaurants, independent shops, and everyday amenities.

Transport connections are excellent, with straightforward routes into Bristol city centre and easy access to the A4018, M5 motorway and the wider region. With its enviable blend of greenery, convenience and refined surroundings, this location offers the perfect balance between relaxed living and city accessibility.

Length of Lease Remaining: Approx. 101 years

Management Fee: Approx. £350 per month

Ground Rent: Approx. £325 per annum

## KEY DETAILS

- Beautiful Top-Floor Apartment in an Impressive Detached Period Building
- Approx. 906 Sq.Ft of Stylish, Well-Planned Accommodation
- 2 Double Bedrooms
- Stunning Open-Plan Living / Dining Space with Vaulted Ceilings
- Set Within Private Gated Grounds with Mature Trees & Secluded Communal Gardens
- Lift & Stairs to All Floors

Guide Price: £350,000

Tenure: Leasehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

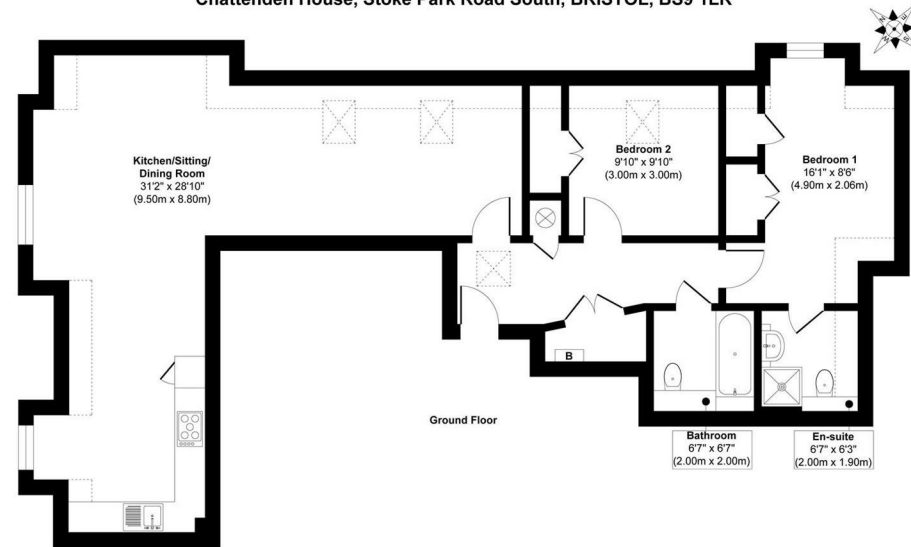
Viewing: By appointment only



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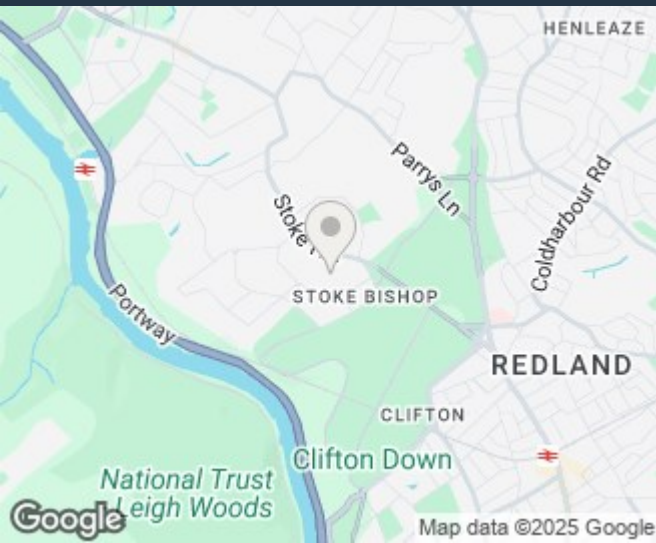
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Approx. Gross Internal Floor Area 1018 sq. ft / 94.50 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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