



A stunning Penthouse apartment in this sought after location in Sneyd Park, and with unrivalled far reaching panoramic views.

Westonian Court, Glenavon Park, Bristol, BS9

£635,000 Leasehold (952 years remaining)



Communal entrance hall/lift or stair approach • Top floor private landing • Open plan reception/dining and kitchen • Stunning newly refurbished terrace with uninterrupted views • Well equipped utility • Principle bedroom with en suite shower room and private balcony • Two further bedrooms, with wrap around terrace • Family bathroom • Single garage • Ample residents and visitors parking

About this property

Approached by passenger lift or staircase this stunning apartment offers spacious lateral living with an abundance of light throughout the property. Well presented throughout this 'turn key' penthouse benefits from stunning panoramic views directly to the River Avon, across to Leigh Woods and Failand as far reaching as the Welsh hills. The spacious open plan reception offers a contemporary modern style with tiled floor with the under floor heating, an ideal space for entertaining with a separate sitting area and dining area. The attractive recently updated kitchen is fitted with a good range of floor and wall units, contrasting composite work surfaces, integrated appliances include induction hob and electric cooker with overhead extractor, fridge and freezer, a separate island unit for casual dining. Dual access from the sitting area and further from the kitchen area is provided via double French doors. Adjacent to the kitchen is well equipped utility room with a full range of floor and wall units, recess for stacked washing machine and tumble dryer, integrated dishwasher, an induction hob, oven and extractor, integrated bin and corner larder storage units.

The principle bedroom is a spacious room with stunning views and ample mirror fronted wardrobe storage, a patio door leads to the balcony and views directly to the River. Served by an attractive en suite shower room, fully tiled with electric under floor heating. The further bedrooms benefit from the river views and both have fitted mirror fronted wardrobes, from the third bedroom there is a patio door leading to the wrap around terrace. Both bedrooms are

served by an attractive bathroom with separate shower and underfloor heating.

The particular attribute of this penthouse has to be the recently refurbished terrace, providing all day sunshine from morning to evening with stunning uninterrupted Birdseye views, newly updated chrome and glass balustrades with porcelain tiled floor and contrasting flint borders.

There is a single lock up garage with up and over door situated within the garage blocks within the grounds of the property, there is further unallocated residents and visitors parking.

On the landing approach to the Penthouse is a spacious walk in storage cupboard with light and window.

Tenure

Leasehold (952 years remaining)

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800.





Approximate Area = 119.1 sq m / 1282 sq ft

Garage = 13 sq m / 140 sq ft

Private Store = 3.8 sq m / 41 sq ft

Total = 135.9 sq m / 1463 sq ft

For identification only. Not to scale.

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Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Glenavon Park is a development of residential homes close to a host of amenities in Stoke Bishop village and Stoke Lane. There are restaurants, hostellers, delicatessens and hairdressers. The nearby environs include primary and secondary schools, state and independent. Sporting facilities nearby include recreational playing fields, golf courses and leisure complexes. Immediately adjacent is the nature reserve with lake, home to a wide variety of native flora and fauna. Sneyd Park is situated providing easy access to the A4 and Bristol's Commercial Centre and the motorway networks M4 and M5. Seamills Train Station is 1.3 miles distant which provides services to Bristol Temple Meads and Parkway which serve most cities nationwide. Bristol Airport includes a comprehensive range of flights to most European and some long haul destinations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	62	62
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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