



Squires Court York Road Bristol BS3 4BZ

for sale offers in excess of
£270,000



Property Description

Squires Court is positioned on the north easterly side of Bedminster, just across the river from St Mary Redcliffe Church. Turning left from the main doors there are all the shops and cafes of Bedminster Parade and East Street, with this flat close to the Ropewalk pub, The Bristol Loaf as well as the recently opened Luxe Fitness Gym. East Street leads in turn to North Street, the popular hub of south Bristol, home to popular restaurants like North Street Standard and Cor. Crossing the river from Squires Court, you are just minutes from all Bristol City Centre has to offer. For those who work in the city, the commute by foot or bike is short and painless, whilst the journey home after an evening in a city is also straightforward and advantageous on foot rather than negotiating city centre traffic. Over the river to the left is the high-end development 'The General' with Michelin star restaurant Paco Tapas and to the right is Wapping Wharf with its many eateries and shops. This flat being minutes from the train station and close to roads which can take you out of the city in either direction, the location of Squires Court is certainly key to its popularity.

The flat is situated on the corner of the building on the first floor with views to the rear of the building reaching to Victoria Park. There is a generous hallway at the centre of the property leading to all rooms and two storage cupboards. The kitchen is open plan to the living room which is a great size and particular

Lounge Area

17' 3" x 11' 4" (5.26m x 3.45m)
Double glazed doors to Juliet Balcony to the rear, TV point and radiator

Kitchen Area

8' 3" x 7' 8" (2.51m x 2.34m)
Modern Kitchen with a range of wall and base units with work surfaces over. electric oven and hob,
Microwave, integrated fridge freezer, dishwasher and washing machine.

Bedroom One

11' 8" x 8' 8" (3.56m x 2.64m)
Double glazed window to the rear, rad and TV point. built in wardrobes and en-suite.

En-Suite

Shower cubicle, Low level WC and wash hand basin

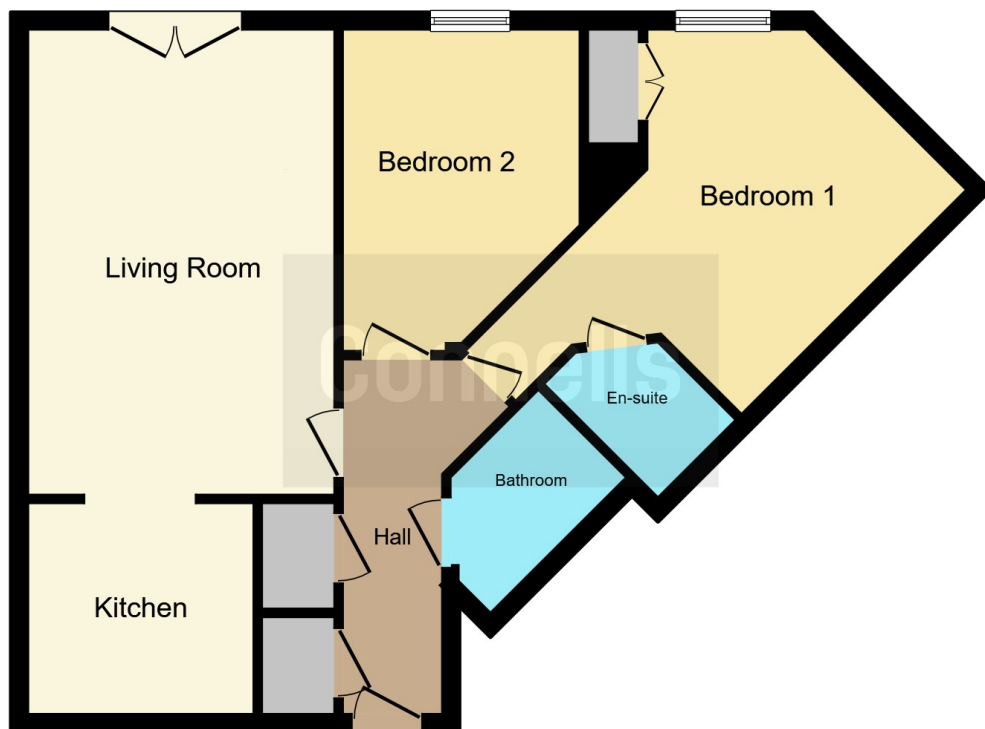
Bedroom Two

12' 1" x 8' 8" (3.68m x 2.64m)
Double glazed window to the rear and radiator.

Parking

Allocated under cover secure parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1200.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR311554

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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