



**Connells**

Squires Court York Road  
Bristol



### 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](http://www.focalagent.com)



To view this property please contact Connells on

**T 0117 966 4278**  
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
 BRISTOL BS3 1JN

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 100.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/BMR311554)** [connells.co.uk/Property/BMR311554](http://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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR311554 - 0007