



Not for marketing purposes INTERNAL USE ONLY

Squires Court Boot Lane
Bristol

Squires Court Boot Lane Bristol BS3 4BU

for sale
£280,000



Property Description

Perfect for a couple or individual working in the city centre. Or a first purchase in this desirable location. A further benefit is that now the development has an 'A' rating EWS1 form.

Tucked away down Boot Lane the property sits on the edge of the development, it has an allocated parking space! just around the back accessed via a secure locking gate. Sitting on the first floor the apartment has been updated by the present vendor to include a modern kitchen and updated three piece bathroom. There are two double bedrooms on offer and large open plan kitchen/ living space complete with 'Juliette' balcony.

Squires Court sits on the outskirts of Bedminster, adjacent to Redcliffe roundabout giving it great access in to the city. Squires Court sits just a 0.4 mile walk to Wapping Wharf, and a 0.5 mile walk to Bristol's vibrant waterfront. For those requiring station access, Temple Meads sits just a 0.7 mile walk away. This particular apartment affords an allocated parking space which is accessed via a secure locking gate.

TENURE

Leasehold

Lease Term - Balance of a 125 year lease from 2003

Ground Rent - £150.00 per annum

Maintenance Charge - £212.20 per month (due for review this year)

COUNCIL TAX BAND

B

Kitchen/Living Room

10' 5" x 22' 11" (3.17m x 6.99m)

newly updated modern fitted kitchen with integrated appliances, cooker hood, electric oven and induction hob. new worktops, oak flooring and double glazed window to rear elevation. juliette balcony with patio upvc doors.

Bedroom One

8' 3" x 12' 3" (2.51m x 3.73m)

Double bedroom, carpeted with elevation to the rear double glazed window.

Bedroom Two

6' 7" x 12' 3" (2.01m x 3.73m)

Carpeted, double glazed window to side double bedroom.

Bathroom

6' 2" x 7' 2" (1.88m x 2.18m)

Modern fitted white bathroom suite with shower over back with glass screen. WC and wash hand basin with vanity mirror.

Allocated Parking Space





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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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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