



## 11 BROOK COURT

Bishopsworth, BS13 7SP

Price £200,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming two-bedroom flat located in the desirable area of Brook Court on Whitchurch Road, Bishopsworth. This property presents an excellent opportunity for first-time buyers or investors seeking a promising addition to their portfolio.

Upon entering, you will find a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. The flat features two inviting bedrooms, providing ample room for rest and personal space. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the notable advantages of this property is the availability of parking for one car. The flat is offered with no onward chain, allowing for a smooth and efficient purchasing process.

## Situation

Bristol is one of the UK's most exciting and characterful cities! Located in the South West of England, Bristol is packed with history, creativity, green spaces, and a famously independent spirit. Whether you're into street art, historic ships, riverside walks, or fantastic food, Bristol has something for everyone.

The property is conveniently located with easy access to Bristol City Centre and Bristol Airport via nearby transport links. Local amenities, including shops and pubs, are within a short drive, with North Street and Imperial Park shopping centre being under 10 minutes away.

## The local area

- The local area\*
- 4.5 miles - St Nicholas Market
  - 3.5 miles - Bristol Harbour
  - 2.6 miles - Southville
  - 4.2 miles - Bristol Cathedral
  - 3.5 miles - Wapping Wharf
  - 8.6 miles - Easton In Gordano
  - 4.3 miles - Bristol Temple Meads Train Station
- \* Distances are approximate & sourced from Google Maps

## Local Authority

Bristol City Council Council Tax Band: B  
 Tenure: Leasehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Communal Entrance

Communal entrance for two apartments only with stairs to first floor, entry phone system.

## Hall

Storage cupboard, wooden laminate flooring.

## Living Room

15'4" × 12'0" (4.67 × 3.66)

Two double glazed window to front, radiator, wooden laminate flooring.

## Kitchen

11'3" × 8'0" (3.43 × 2.44)

Double glazed window to rear, radiator, wooden laminate flooring, fitted with a matching range of wall and base level units with roll edged work surface over and inset sink bowl and drainer unit, built in electric oven and gas hob with extractor hood over, spaces for washing machine and upright fridge/freezer, tiled splashbacks

## Bedroom One

11'10" × 9'10" (3.61 × 3.00 (3.60 × 2.99))

Double glazed window to rear, radiator.

## Bedroom Two

11'10" × 7'4" (3.61 × 2.24 (3.60 × 2.23))

Double glazed window to front, radiator.

## Bathroom

Fitted with a suite comprising panelled bath with glazed screen, mixer tap and shower attachment over, wash hand basin with vanity unit, low level W.C., radiator, partially tiled.

## Outside

One allocated parking space.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

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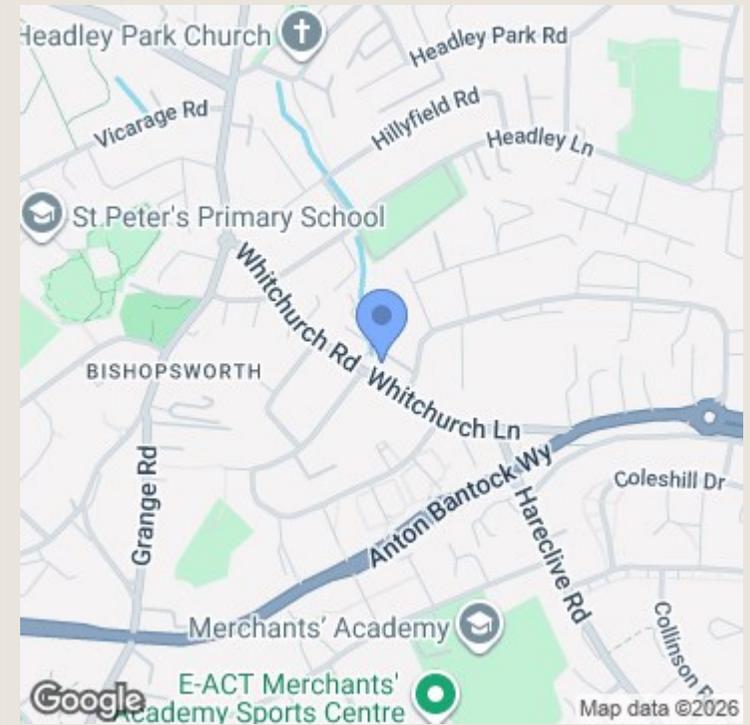


## Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

