



Bedminster Parade, , Bristol, BS3 4BY

- Fifth Floor Penthouse
- Substantial Private Terrace
- Two Double Bedrooms
- Accessed Via Lift
- Rare to the market

- Open Plan Kitchen/ Diner
- Allocated Undercroft Parking Space
- Bathroom & Ensuite
- Penthouse Apartment
- No Onward Chain

£360,000

HUNTERS®
HERE TO GET *you* THERE

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We are pleased to offer to the market this exceptional two bedroom penthouse apartment in the popular 'Squires Court' development just a 0.4 mile walk to the vibrant Wapping Wharf. Its sure to prove perfect for those looking for a unique home in this desirable location, a further benefit is that now the development has an 'A' rating EWS1 form.

Accessed via lift access the apartment sits on the fifth floor, it has an allocated parking space under the building which is accessed via a secure locking gate. Sitting on the fifth floor the apartment has been cherished by the present vendor to include an updated kitchen, making use of the stunning open plan space, which offers a dual aspect, and access to the large, private terrace with far reaching views of Bristol. There are two double bedrooms the larger of which offers an ensuite shower room whilst completing the property is the utility cupboard and three piece bathroom.



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 Bristols 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.

COUNCIL TAX BAND
D

EPC BAND - D - Please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/9722-3945-1202-1524-0204>



LEASE TERM-
Ground Rent: £317.06 per annum
Annual Service Charge: £2,114.41
Reserve Fund: £947.39
Total Service Charge & Reserve Fund: £3,061.80 (May 2025 – May 2026)
Lease: 101 years remaining
EWS1 Rating: A1



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TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.