



## BROOK COURT WHITCHURCH ROAD

Bishopsworth, BS13 7SP

Price £174,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

**\*TWO BEDROOM APARTMENT WITH ALLOCATED PARKING\***  
In the sought after location of Bishopsworth, Whitchurch Road. Brook Court offers convenience and comfort, making it an ideal First time purchase or buy to let investment.

Accessed via a communal entrance and hallway, the property offers a spacious living/diner spanning approx 180 Square feet. Kitchen, two generously sized bedrooms and family bathroom.

Externally residence of this property benefit from an allocated parking space. This property is offered with no onward chain or the possibility of a tenant in situ.

## Situation

- 0.3 miles - Cater Business Park
- 0.3 miles - Home bargains
- 0.3 miles - Lidl
- 0.4 miles - Bishopsworth Road Allotments
- 0.6 miles - Kings head lane park

All distances are approximate and sourced from Google Maps

## Local Authority

Bristol City Council Tax Band: B  
Tenure: Leasehold - Share of Freehold  
EPC Rating:

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



# PROPERTY DESCRIPTION

## Communal hallway

Through the main communal front door your'e greeted by the private apartment front door, in a hallway occupying three apartments in total and the staircase to the upper levels.

## Entrance hallway

Wooden effect front door leading to the hallway that homes the entrances to all off leading rooms. An intercom is located on the wall next to the front door. Carpet flooring white gloss skirting and door frames.

## Living/Diner

14'2" x 12'7" (4.33 x 3.86)

following in through from the hallway is laminate flooring and white gloss skirting. uPVC window and uPVC french doors opening in from a Juliet balcony. Radiator and built in storage cupboard.

## Kitchen

8'3" x 6'3" (2.52 x 1.93)

The kitchen compromises from a modern Grey finish shaker style kitchen, integrated over and gas hob. stainless steel sink and room for a washing machine and dryer. Cream subway tile back splash and light laminate flooring.

## Bedroom One

13'1" x 11'1" (4.0 x 3.4)

Carpeted flooring through, white gloss skirting and wood effect door, duel aspect uPVC windows, radiator.

## Bedroom Two

Wood effect door, white gloss skirting and door frame, carpeted flooring, uPVC window and radiator.

## Bathroom

7'7" x 5'6" (2.32 x 1.70)

Vinyl tile effect flooring, White gloss door frame and skirting. Three piece bathroom suite consisting of toilet, wash basin and bath with over head shower. uPVC window and radiator.

## Parking

The apartment comes with one allocated parking space in the carpark to the side of the main building. on street parking is also available.

## Leasehold Information

We have been advised there is the remainder of a 979 year lease which commenced in 2006 with no ground rent due to apartment owners gaining a share in the freehold upon purchase. There is a maintenance charge of £1,500.00 per annum which covers maintenance on the communal areas and main property.

## Material information

Gas - mains

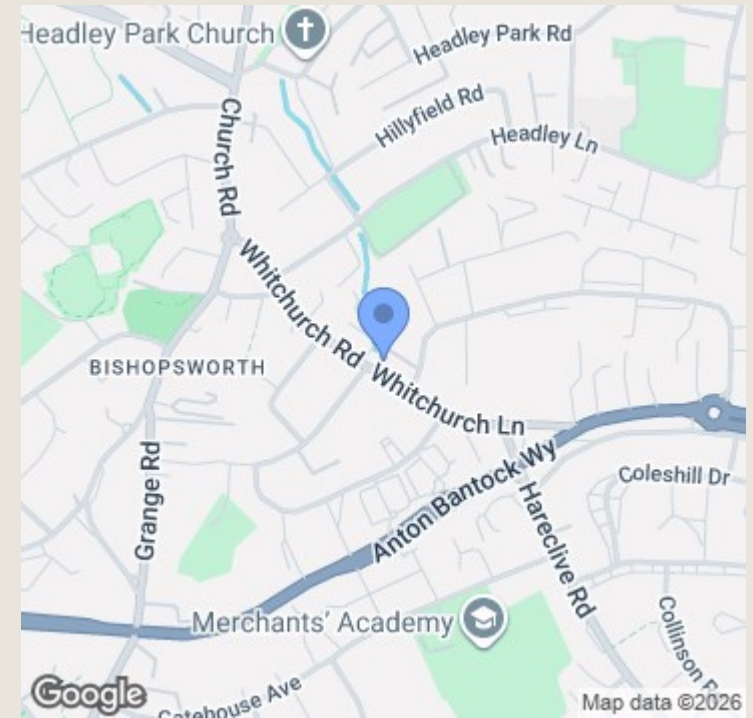
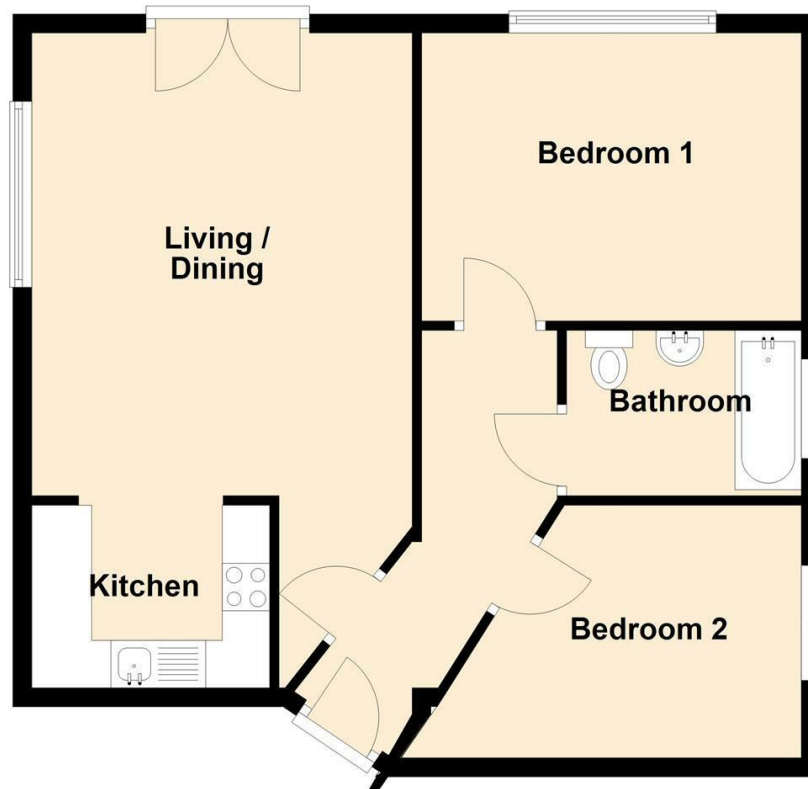
Electric - Mains

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood risk - Please refer to the Bristol City Planning website if you wish to investigate the flood risk map - <https://maps.bristol.gov.uk/bfrm/>

## Ground Floor



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

**01275 341400**

[clevedon@mayfairproperties.net](mailto: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

