

Connells

Bedminster Parade
Bristol

Bedminster Parade
Bristol BS3 4BY

for sale
£260,000







Property Description

This beautifully presented two-bedroom apartment in the ever-popular Squires Court development offers a bright, contemporary living space in the heart of Bedminster. The home enjoys an inviting open-plan sitting/dining area that flows naturally onto a private balcony, creating a lovely sense of openness and connection to the outdoors. Large double-glazed windows throughout ensure the property feels light and uplifting, while the thoughtful layout provides excellent separation between living and sleeping spaces.

The modern kitchen is well-appointed with generous worktop space and practical storage, while both bedrooms offer comfortable proportions and a calm atmosphere. A stylish shower room, welcoming hallway and ample storage complete the internal accommodation. The private balcony provides a peaceful spot to unwind, overlooking the surrounding greenery and communal courtyard.

Perfectly positioned for access to North Street, Temple Meads, the Harbourside and central Bristol, this apartment is ideal for first-time buyers, downsizers or investors seeking a well-maintained home in a thriving location.

Entrance Hallway

A welcoming entrance hall providing access to all rooms, with space for coats and shoes. The layout enhances the flow of the apartment and adds a sense of separation between living and sleeping areas.

Sitting/Dining Room

20' 8" x 9' 11" (6.30m x 3.02m)

A bright and welcoming open-plan space with a rear-facing double-glazed window and direct access to the balcony, allowing natural light to fill the room. The layout offers plenty of flexibility for both lounging and dining, creating a warm and sociable atmosphere.

Kitchen

8' 2" x 7' 5" (2.49m x 2.26m)

A modern, well-designed kitchen fitted with contemporary units and generous worktop space. The open connection to the living area keeps the room feeling airy and practical for everyday cooking.

Bedroom One

13' 2" x 9' 2" (4.01m x 2.79m)

A comfortable double bedroom featuring a rear-facing double-glazed window, creating a peaceful and naturally lit environment. The rooms offers excellent space for bedroom furniture while maintaining a calm, relaxing feel.

Bedroom Two

8' 7" x 6' 6" (2.62m x 1.98m)

A neatly arranged second bedroom with rear-facing double-glazed window, bringing in soft natural light. Ideal as a guest room, home office or nursery, with a pleasant and cosy feel.

Shower Room

A stylish shower room fitted with a generous walk-in shower, modern tiling and a sleek vanity unit. The finish feels fresh and well-maintained, offering a practical and comfortable space.

Balcony

15' 10" x 5' 4" (4.83m x 1.63m)

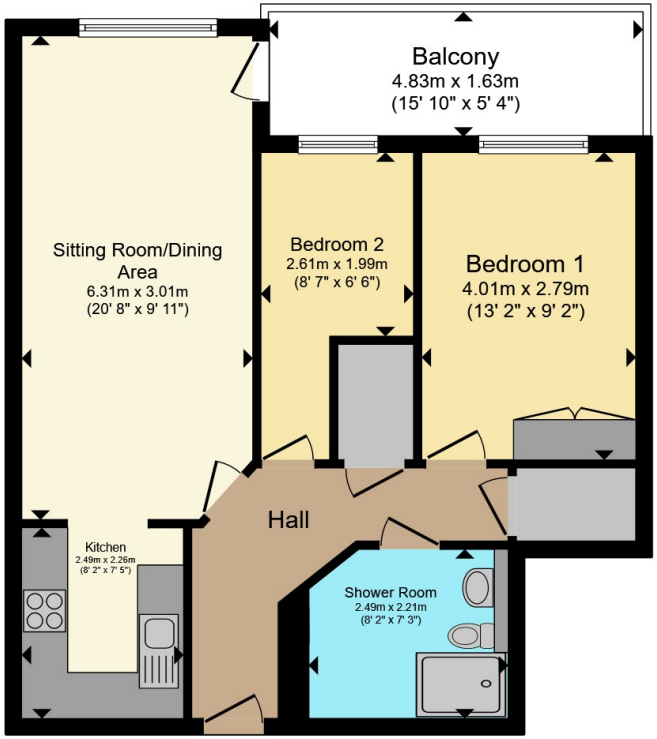
A lovely private outdoor space with room for seating and plants, overlooking greenery and the surrounding courtyard. A peaceful spot

to enjoy fresh air and a touch of outdoor living.

Allocated Parking











Total floor area 59.7 m² (643 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C

Council Tax Band: B

Service Charge: 2648.00

Ground Rent: 317.06

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312597

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.

The Property Ombudsman

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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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