



BROOK COURT WHITCHURCH ROAD

Bristol, BS13 7SP

Price £199,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

TWO BEDROOM APARTMENT NO CHAIN

IN the sought after location of Bishopsworth, Whitchurch road. Brook court offers convenience and comfort, making it an ideal first time purchase or a buy to let.

Accessed through a communal door and hallway the property offers a spacious Living/diner spanning approx 180 square feet, Kitchen two generously sized bedrooms and a family bathroom.

This property is offered with no chain and move in condition.

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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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	

PROPERTY DESCRIPTION

Communal Hallway

Through the main communal front door, you head up two flights of stairs to reach the top floor where the apartment is situated.

Entrance Hallway

Wooden effect front door leads you into the internal hallway where the entrances to all off leading rooms. The hallway is fitted with laminate flooring, White gloss skirting and door frames. An intercom system is located on the wall next to the front door.

Living/diner

14'2" × 12'7" (4.33 × 3.86)

Following in from the hallway is laminate flooring through out and white gloss skirting. uPVC window, uPVC french door opening to a Juliet balcony. Radiator and built in storage cupboard.

Kitchen

8'3" × 6'3" (2.52 × 1.93)

The kitchen compromises from a light wood effect Kitchen cabinets, integrated oven and hob, stainless steel sink, space for a washing machine. Plain white tile back splash and laminate flooring.

Bedroom One

13'1" × 11'1" (4.0 × 3.4)

Carpeted flooring through, White gloss skirting, wood effect door, uPVC window, Radiator

Bedroom two

7'7" × 5'6" (2.32 × 1.70)

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

Bathroom

7'7" × 5'6" (2.32 × 1.70)

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

Leasehold Information

We have been advised there is a remainder of 979 year lease which commenced in 2006, with no ground rent payable due to apartment owners gaining a share of 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

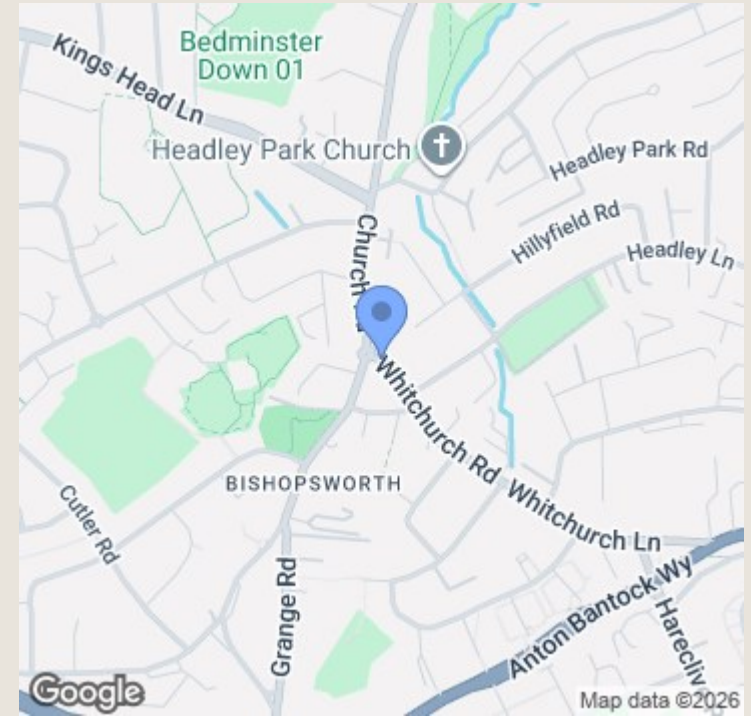
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at 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/>

EPC - C

Ground Floor



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

