



Flat 13, Charlton Mead Court Charlton Mead Drive, Brentry, Bristol, BS10 6LN

GUIDE PRICE £249,950

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PROPERTY OVERVIEW

A rare opportunity to acquire a two-bedroom ground floor purpose-built apartment with garage, situated within the well-established Charlton Mead Court development in Brentry.

The property offers well-balanced accommodation throughout and benefits from the convenience of ground floor living, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Internally, the apartment is arranged around a central entrance hall providing access to all principal rooms. The living room is a generous and bright space, offering plenty of room for both seating and dining.

The separate fitted kitchen provides a practical layout with good storage and worktop space. The kitchen was installed around 2010, with the built-in oven replaced in 2024. A freestanding fridge/freezer was also purchased in 2024.

There are two well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, along with a modern bathroom suite installed around 2010, with the bath replaced in approximately 2021.

The gas boiler was installed in September 2024 and benefits from a 10 year warranty, providing added peace of mind for the next owner.

Externally, the property benefits from well-maintained communal grounds and the valuable addition of a garage located in a nearby block, offering secure parking or useful storage.

Offered to the market with no onward chain, this property represents an excellent opportunity to secure a ground floor apartment within a convenient and well-connected location.

The total floor area measures approximately 74 sq m (797 sq ft).

Lease Information:

Years Remaining: approx. 950 years

Service Charge: approx. £83.39 per month

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KEY DETAILS

- A Rare Ground Floor Purpose-Built Apartment
- 2 Bedrooms
- Garage in Nearby Block
- Spacious Living Room
- Gas Central Heating
- No Onward Chain

Guide Price: £249,950

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

Viewing: By appointment only



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Total floor area: 74.0 sq.m. (797 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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