



**15 BROOK COURT, CATER ROAD**

Bristol, BS13 7SR

**Price £150,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

**\*ONE BEDROOM APARTMENT WITH NO ONWARD CHAIN\***

In the sought after location of Bishopsworth, Whitchurch road. Brook court offers convenience and comfort, making it an ideal First time purchase or by to let investment.

Accessed via a communal entrance and hallway, the property offers an open plan living room and kitchen, One generously sized bedroom and shower room.

This property is offered free of chain or the possibility to have 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

## Local Authority

Bristol City Council Council Tax Band: A  
Tenure: Leasehold  
EPC Rating: C



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	78
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

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

Wood effect front door leading to the hallway that homes the entrances to the shower room, bedroom and open plan living.

## Living Room & Kitchen

17'3" × 11'9" (5.26 × 3.59)

Following in from the hallway the laminate flooring is continued through out the living and kitchen. White gloss skirting, uPVC window, wooden french door opening onto a Juliet balcony and radiator. Wood effect kitchen cabinetry, integrated oven and gas hob, and space for a washing machine. classic white tile back splash.

## Bedroom

9'8" × 13'8" (2.95 × 4.173)

Carpeted through out the bedroom, White gloss skirting, wood effect door, uPVC window and radiator.

## Shower Room

4'11" × 5'4" (1.507 × 1.632)

Vinyl flooring, Three piece shower room consisting of white toilet, wash basin, and shower cubical.

## Leasehold Information

We have been advised there is the remainder of a 979 year lease which commenced in 24 June 2003 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

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

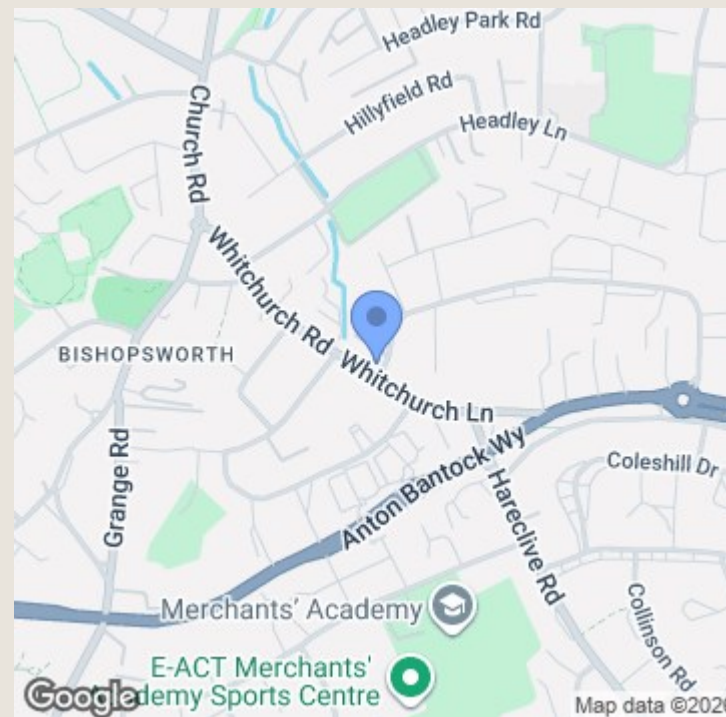
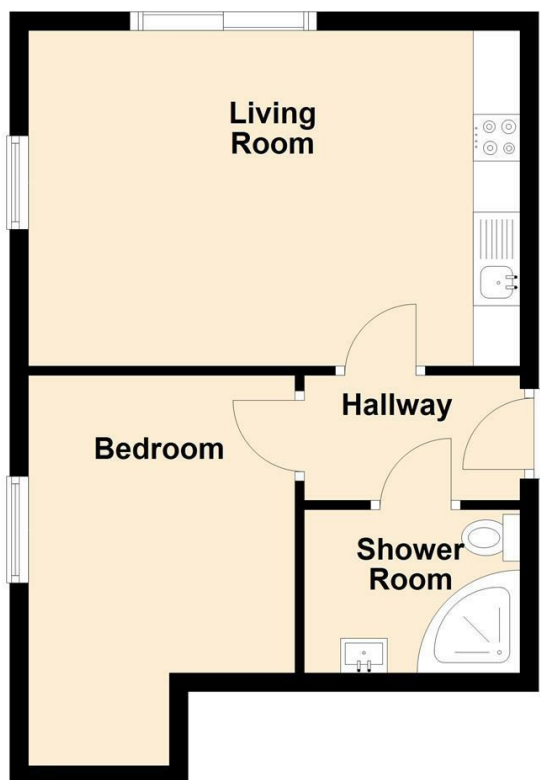
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## 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

