



**15 BROOK COURT, CATER ROAD**

Bristol, BS13 7SR

**Price £190,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming one bedroom ground floor flat located in the desirable area of Brook Court, Cater Road, Bishopsworth, Bristol. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize. Call today to book your appointment to view.

## Situation

Bristol is one of the UK's most exciting and characterful cities! Located in the South West of England, Bristol is packed with history, creativity, green spaces, and a famously independent spirit. Whether you're into street art, historic ships, riverside walks, or fantastic food, Bristol has something for everyone.

The property is conveniently located with easy access to Bristol City Centre and Bristol Airport via nearby transport links. Local amenities, including shops and pubs, are within a short drive, with North Street and Imperial Park shopping centre being under 10 minutes away.

## Local Authority

Council Tax Band:  
Tenure: Leasehold  
EPC Rating: C



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

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As you enter the flat, you are greeted by a spacious open plan living room that seamlessly integrates with the modern kitchen. This layout not only maximises space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening at home. The living area is filled with natural light, enhancing the overall appeal of the space.

The flat includes a generous double bedroom that provides a peaceful retreat for rest and relaxation.

Completing the property is a stylish bathroom, designed for both functionality and comfort.

With no onward chain, this flat is ready for you to move in and make it your own without the hassle of waiting.

Situated in a friendly neighbourhood, this flat is conveniently located near local amenities, parks, and excellent transport links, ensuring that everything you need is within easy reach.

This property presents a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss your chance to view this lovely flat and envision your new life in Bishopsworth.

## Hallway

## Living Room

17'3" × 11'9" (5.26 × 3.59)

## Bedroom

9'8" × 13'8" (2.95 × 4.173)

## Shower Room

4'11" × 5'4" (1.507 × 1.632)

## 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:

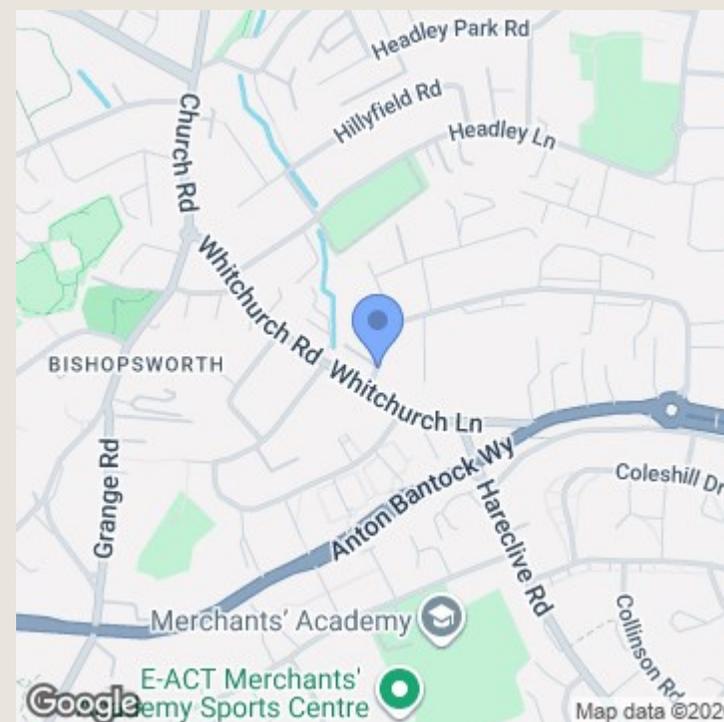
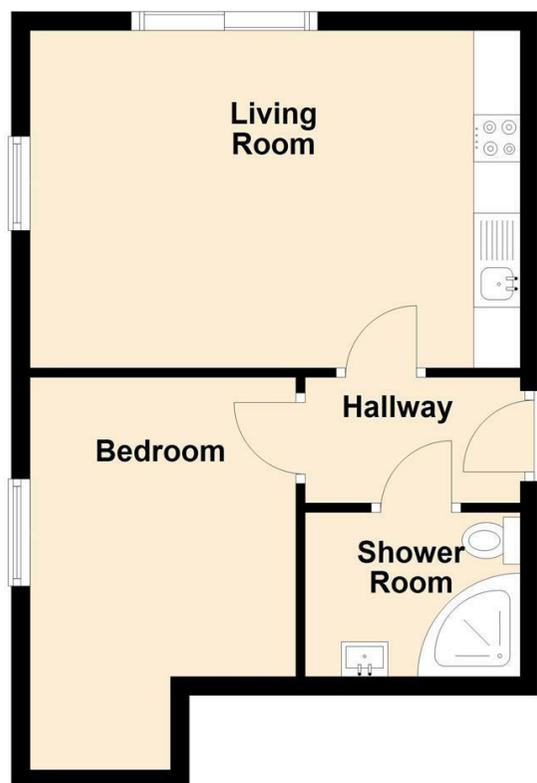
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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Flood Information:

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

