



**Connells**

Brook View Harmer Close  
BRISTOL



### Property Description

A well-presented one bedroom ground floor flat situated in the popular and convenient location of Harmer Close, Bristol. The property offers comfortable and practical accommodation, ideal for first-time buyers, downsizers or investors alike.

The flat features a bright living area with direct access to a small private patio, providing a pleasant outdoor space for seating or potted plants. The kitchen is neatly arranged and functional, while the bedroom is a good-sized double with ample room for storage. A modern en-suite shower room completes the internal layout.

Externally, residents benefit from ample off-street parking and access to attractive, well-maintained communal gardens, offering a peaceful green outlook. The property is conveniently located for local amenities, transport links and access into Bristol city centre.

An excellent opportunity to acquire a ground floor home with outdoor space and parking in a well-regarded residential setting.

### Communal Entrance

#### Lounge

12' 4" x 12' 6" ( 3.76m x 3.81m )

#### Kitchen

9' 4" x 6' 11" ( 2.84m x 2.11m )

#### Bedroom 1

12' x 8' 11" ( 3.66m x 2.72m )

#### Ensuite

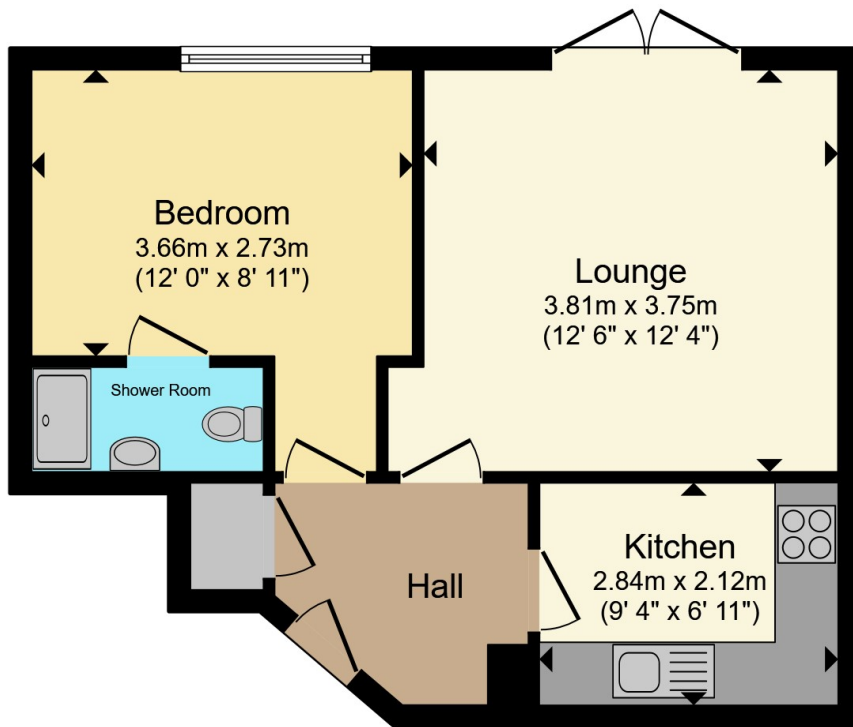
3' x 8' 1" ( 0.91m x 2.46m )

#### Resident Parking

Parking comprises of 9 spaces on a first come first served basis.

### Communal Court Yard





Total floor area 41.5 m<sup>2</sup> (447 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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6 Canford Lane  
BRISTOL BS9 3DH

EPC Rating: C Council Tax  
Band: A

Service Charge: 927.15 Ground Rent:  
1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT309376](https://www.connells.co.uk/Property/WOT309376)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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