

26 SQUIRES COURT

Bedminster, BS3 4BX

Price £280,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

SECOND-FLOOR TWO-BEDROOM APARTMENT WITH PRIVATE BALCONY

Mayfair Town & Country are delighted to present to the market this well-appointed two-bedroom apartment, ideally situated in the sought-after location of Bedminster Down, offering convenient access to Bristol City Centre.

Positioned on the second floor of the popular Squires Court development, this attractive apartment offers spacious and well-proportioned accommodation, comprising two generous bedrooms, a contemporary bathroom a seperate kitchen area and open plan living and dining area.

The living space provides direct access to a particularly desirable private balcony, overlooking the development's beautifully maintained communal gardens and private parking area an ideal spot to enjoy some outdoor space.

The principal bedroom further benefits from fitted wardrobes and doors opening onto a charming Juliet balcony, creating a wonderful sense of light and space.

Externally, the property continues to impress, with the added benefits of an allocated private parking space, secure bicycle storage and lift access. The development is also accessed via secure, coded entry gates, offering an additional level of privacy and peace of mind.

Conveniently located close to the amenities of Bedminster Parade, the property is ideally placed for enjoying the surrounding shops, cafés and local facilities, while also providing excellent access to Bristol City Centre.
An excellent opportunity for first-time buyers, professionals or investors alike, this appealing apartment combines practical modern living with a convenient and well-connected location.

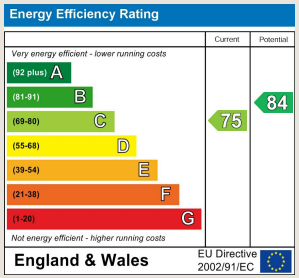
Early viewing is advised

Situation

0.1 Miles - Bedminster parade shops
0.6 Miles - Victoria park
0.7 Miles - Bristol Temple Meads
1 Mile - Harbourside, Bristol

Local Authority

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













PROPERTY DESCRIPTION

Communal
From entering the private gated grounds of squires court you can find lift access up to the first floor. The property can also be accessed through locked doors on Bedminster parade road. you will come to a communal hallway where you can access a handful of apartments.

Entry hallway
Once upon entering the property through a wooden front door, you arrive in the apartments hallway where you will find access to all rooms. Laid with a cream carpet, over head lighting and electric heater, the doors are finished in a White painted wood with gold handles, painted walls and white painted wood skirting and door frames.

Kitchen
The convenient and easy use kitchen is made up of a wood effect kitchen cabinetry, and dark worktops. the kitchen includes an integrated electric over in a stainless steel and black glass finish, accompanied by a glass electric hob and Stainless steel extractor hood. Classic stainless steel sink, the kitchen also has space and plumbing for a washing machine and space for a free standing fridge/freezer. Flooring laid with wood effect laminate, white wooden skirting, painted walls and over head lighting.

Living room
Just off of the kitchen you will find the open plan living/diner that is laid with cream carpet throughout, white wooden skirting and painted walls. Electric storage heater, two over head and lighting pendants. You will find uPVC french patio doors that open up and lead you out to your private balcony that has a black metal fencing surrounding for security.

Bedroom One
Once in bedroom you will find its laid with cream carpet through out, painted walls and above head lighting pendant, the main bedroom advances by having a built in storage wardrobe that is closed off with double opening white wooden door, the wardrobe has a clothing rail and top shelf. the bedroom has uPVC door that open up onto a classic Juliet balcony.

Bedroom Two
laid with the same crape running throughout the property you will see over head lighting pendant an electric storage heater, white wooden skitrting and a uPVC window

Bathroom
The three piece bathroom suite consists of a White wash basin, white toilet and white bath with over head mains shower. fitted with a glass shower screen and shower curtain pole. Above the sink you will find a wall mounted mirror, the walls are part tiled with a splash back and bath surround in a classic white tiles with silver effect feature trim. Flooring laid with tile effect linoleum flooring and over head lighting.

Outside and Parking
Squires court benefits from beautifully manicured communal area garden within the site, from here you are able top access your private parking. each apartment has dedicated spaces. You will find the communal bin stores here and private secure bike storage. this is all with in coded private gates.

Leasehold Information
We have been advised there is the remainder of a 125 year lease which commenced in 2003. We have been advised there is a yearly service charge of £2600.00 and a 6 Monthly ground rent of £317.00

Material information
We have been advised the following;

Council tax - B
EPC - C
Legionaries test carried out in 2025.
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
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.

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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 North Somerset planning website if you wish to investigate the flood-risk map for the area at https://maps.bristol.gov.uk/bfrm/

This property has all legal checks in place from prior rental advertisement and use.



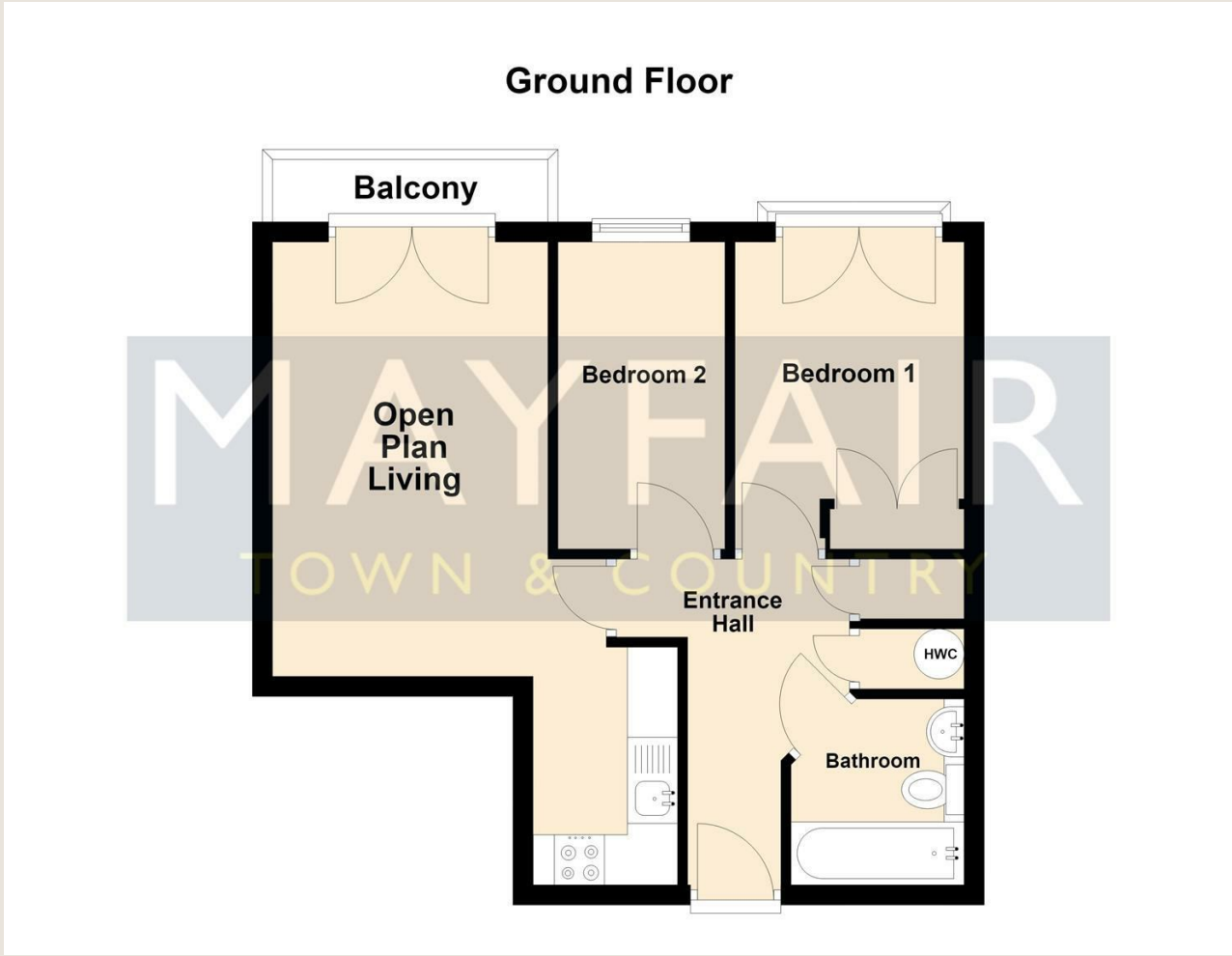



26


MAX HEADROOM 2.0m
5
MPH


PERMIT HOLDERS ONLY
5
MPH
Residential Area
Please drive carefully
Squires Court
PRIVATE PROPERTY
RESIDENTS ONLY
NO RIGHT OF WAY







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

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