

# Property details **approval form**

Flat 11 Kings Court, 75 Queens Road, Bishopsworth, BRISTOL, Avon, England, BS13 8PG

**Date:** 13 January 2026

**Property Ref and Version:** BMR312038 - 0006

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£87,500

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2004.

## ○ Key Features

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- > Energy Rating: C
- > 50% SHARED OWNERSHIP
- > WELL-MAINTAINED PURPOSE-BUILT BLOCK
- > ALLOCATED PARKING SPACE
- > SPACIOUS OPEN-PLAN LOUNGE/DINER
- > TWO DOUBLE BEDROOMS
- > CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- > SEPARATE FITTED KITCHEN

## ○ Short Description

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Situated in a convenient and well-connected location in South Bristol, Flat 11, Kings Court offers a bright and well-presented two-bedroom apartment that's perfect for first-time buyers, professionals, or investors looking to add to their portfolio.

## ○ Long Description

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A well-presented two-bedroom home in Kings Court, Queens Road, Bristol—offering bright, modern interiors, generous living space, and excellent access to local amenities and transport links.

This spacious and neutrally decorated property is ideal for first-time buyers, downsizers, or investors seeking a move-in ready home with scope to personalise. The open-plan living and dining area is flooded with natural light thanks to large windows, creating a welcoming and versatile space for relaxing or entertaining. The adjoining kitchen is both functional and well-equipped, offering ample storage, generous worktop space, and a practical layout suited to everyday living.

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Upstairs, the property offers two comfortable bedrooms, including a generous double, both finished in neutral tones to suit a range of styles. The bathroom is clean and modern, comprising a three-piece suite with a bath and shower over, wash hand basin, and WC.

Additional features include double glazing throughout, efficient heating, and a well-maintained setting.

**\*\*This property is available on a shared ownership basis. The advertised price of £90,000 represents a 50% share, with the remaining share retained by Sovereign Housing Association. Prospective buyers will be required to complete financial eligibility checks with Sovereign as part of the purchase process. This is a fantastic opportunity to get onto the property ladder in a desirable location with a lower upfront cost.**

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Spacious entrance hallway

### Bedroom One

12' 6" x 9' 3" ( 3.81m x 2.82m )

Well-sized main bedroom. Double glazed window to rear, carpeted throughout.

### Bedroom Two

7' 11" x 7' 9" ( 2.41m x 2.36m )

Double glazed window to front. Carpeted.

### Dining Living Area

18' 5" x 9' ( 5.61m x 2.74m )

Spacious open plan living arrangement with window to front aspect leading to separate kitchen.

### Kitchen

7' 9" x 5' 8" ( 2.36m x 1.73m )

modern kitchen fully fitted with built-in appliances.

### Bathroom

Modern three piece bathroom suite comprising WC, wash hand basin, and panelled bath with shower over. Partially tiled walls

### Allocated Parking Space

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## **○ Room Description**

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## ○ Property Images





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## ○ Property Images





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## ○ Floor Plan



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.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Giuseppe Varano		
Miss G. Ing		