



£235,000

Forrest



2 Ratcliffe Court Sweetman Place, Bristol, BS2 0FB

£235,000

Situated in the popular central St. Philips area of Bristol, this well-presented two bedroom ground floor apartment offers modern accommodation with neutral finishes throughout. The property provides comfortable and practical living, with secure entry, on-site gym facility and useful bike storage, making it an ideal choice for first-time buyers, professional couples, sharers or investors. The purpose built home benefits from a tasteful interior, with a well-configured layout and ample storage, and is offered for sale with no onward chain. Extending to approx. 617 sq. ft the accommodation comprises a spacious open plan living, kitchen, dining room alongside two double bedrooms and a modern fitted bathroom with classic white suite.

Sweetman Place is conveniently positioned within easy reach of the Harbourside, Temple Quay and Bristol Temple Meads. A plethora of local shops, bars, restaurants and leisure facilities are also nearby. The location is particularly appealing to professionals and commuters, with superb access to Bristol's commercial districts, transport connections and city centre amenities.

We are led to believe that there are approx. 134 years remaining on the lease with an annual service charge of £2,400 and ground rent of £400.

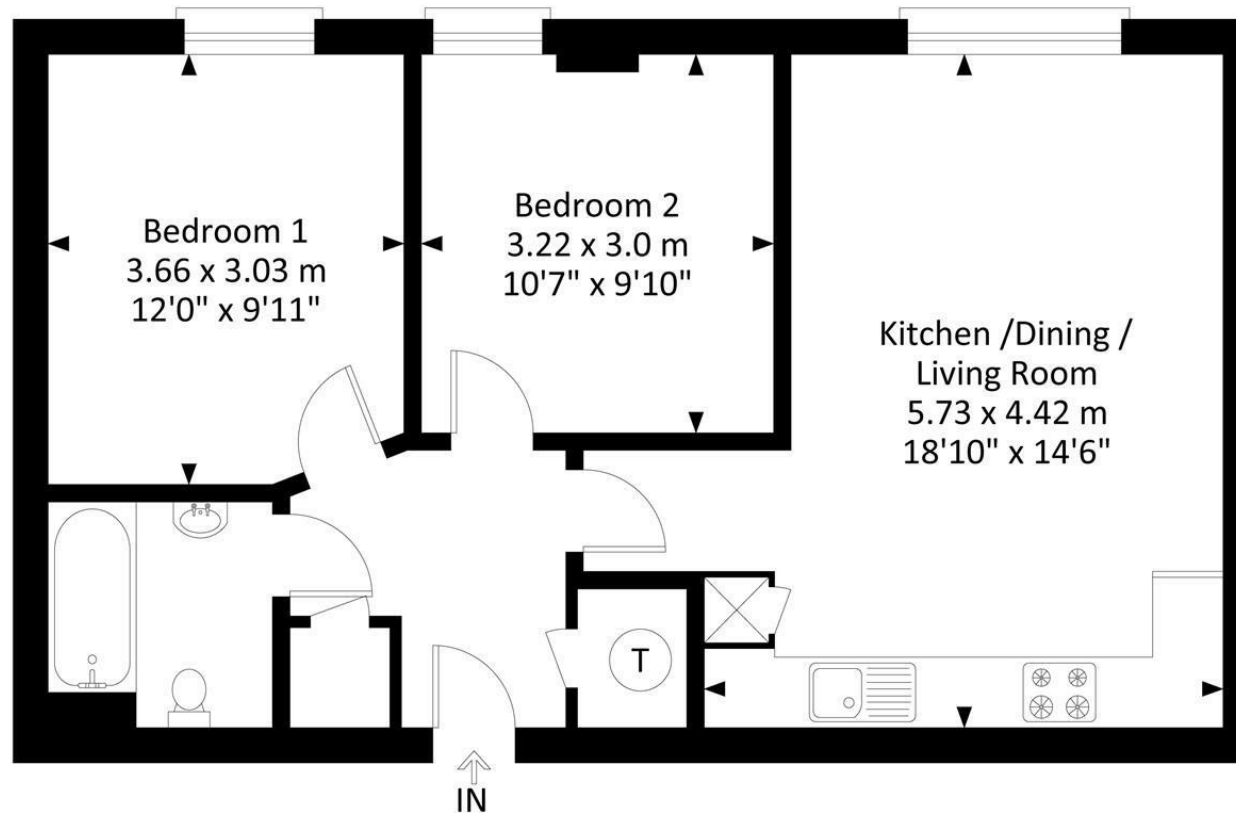
Although this information is thought to be materially correct its accuracy cannot be guaranteed and does not form part of any contract.



Council Tax Band: C
EPC Grade: C

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Approximate Gross Internal Area = 617.41 sq ft / 57.36 sq m



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.