



**Flat 5 St Silas Court, Bristol , BS14 8DZ**

**£189,950**

- No Onward Chain
- Open Plan Living Space
- EPC - C
- Two Double Bedrooms
- Modern Apartment
- EICR (2024)

Offered to the market with No Onward Chain, this well-presented two-bedroom third-floor apartment provides an excellent opportunity for first-time buyers, investors or those looking to downsize, combining modern open-plan living with a convenient location.

The heart of the home is the impressive 21ft open-plan kitchen, living and dining room, creating a bright and sociable space that's perfect for both everyday living and entertaining. The well-appointed kitchen offers ample worktop and storage space, while the generous living area provides plenty of room to relax or host friends and family.

Both bedrooms are well-proportioned doubles, offering comfortable accommodation with flexibility for a guest room, home office or additional storage if required. The contemporary bathroom is finished with a modern white suite, completing the accommodation.

St. Silas Court enjoys a convenient position with excellent access to local amenities, transport links and nearby green spaces, making it an ideal choice for commuters and those looking to enjoy everything the area has to offer.

Whether you're taking your first step onto the property ladder, searching for a low-maintenance investment or simply looking for a home that's ready to move straight into, this fantastic apartment is sure to impress.

Open Plan Living 21'8" max x 15'3" (6.62 max x 4.67)

Bedroom One 10'8" x 9'3" (3.26 x 2.82)

Bedroom Two 10'9" max x 8'0" max (3.28 max x 2.46 max)

Bathroom 6'4" x 5'7" (1.95 x 1.72)

Tenure - Leasehold

Lease Start Date 07/04/2008

Lease End Date 01/01/3007

Lease Term 999 years less 1 day from 1 January 2008

Lease Term Remaining 981 years

The seller has advised.

Service Charge - £72 PM

Ground Rent - £132 PA

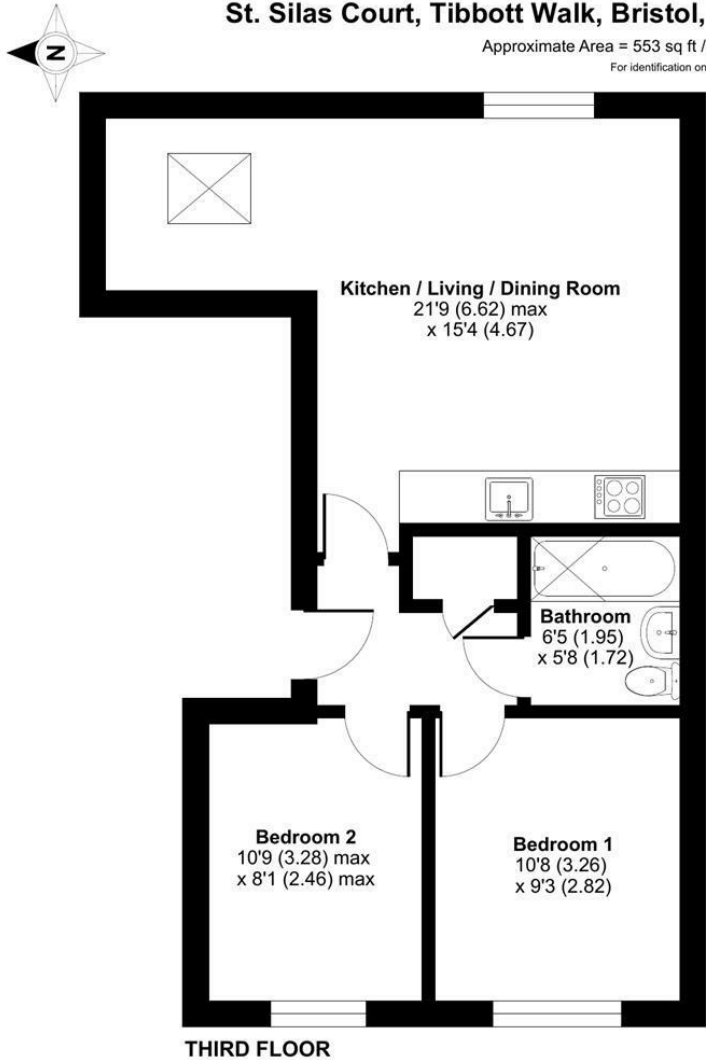
Council Tax Band - B



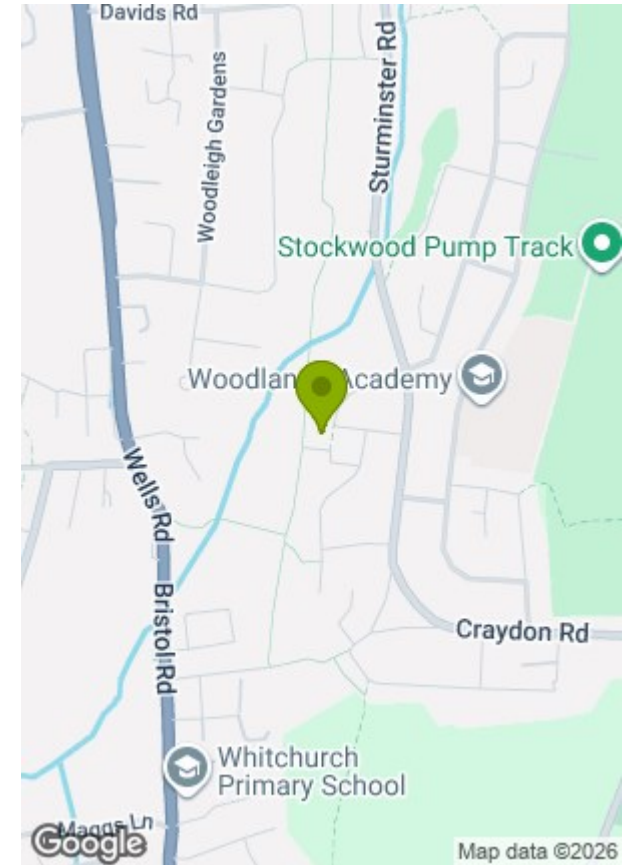


## St. Silas Court, Tibbott Walk, Bristol, BS14

Approximate Area = 553 sq ft / 51.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		72	79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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