



Temple Court Barton Road, Bristol, BS2 0LF

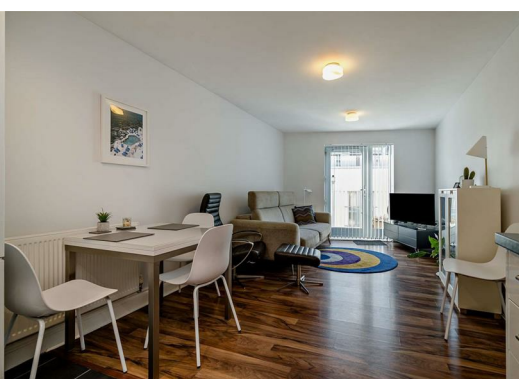
Offers in excess of £200,000

Goodmove are delighted to present this bright and spacious one bedroom apartment to the market.

The apartment offers a practical and inviting layout, with a bright open-plan kitchen/living area and a private balcony. The spacious main living area provides a versatile space for both relaxing and entertaining, with doors opening directly onto the balcony. The separate bedroom is well proportioned and benefits from natural light, while the modern bathroom is conveniently positioned off the hallway.

Centrally located within the Bristol Temple Quarter Enterprise Zone with Bristol Temple Meads train station on your doorstep, many cafes, restaurants and independent outlets. The shopping facilities and Cabot Circus is nearby as well as the eclectic mix of facilities in Old Market. This top floor apartment has an open plan living area which leads onto your own private balcony.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

980 years remaining on the lease
Ground rent: £175 per annum
Maintenance charge: £1,925 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		



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