

Connells

Squires Court York Road
Bristol

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Bristol BS3 4BZ

for sale guide price
£200,000







Property Description

Set within the popular Squires Court development, this smartly finished apartment combines generous proportions with modern comfort and everyday convenience. Both bedrooms are true doubles, with the principal room benefiting from integrated wardrobes that maximise storage without compromising space.

The light-filled lounge-diner opens onto a Juliette balcony, giving the main living area a bright, uplifting feel—ideal for unwinding or hosting friends. A contemporary three-piece bathroom adds practicality, making the home well suited to sharers, guests, or anyone wanting an easy, low-maintenance setup.

A major advantage here is the secure underground parking, a rare and valuable feature for such a central Bristol location.

Commuters and city lovers will appreciate how well connected this spot is: Bedminster Station, Temple Meads, and the City Centre are all reachable on foot in under 20 minutes, while the M32, M5, and M4 provide straightforward routes out toward Devon, Cornwall, and London.

You're surrounded by vibrant amenities—independent shops, cafés, bars, and restaurants—yet only moments from green escapes. Greville Smyth Park and Victoria Park are both around five minutes away, offering peaceful open space right on your doorstep.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Area

19' x 9' 10" (5.79m x 3.00m)

A bright, well-proportioned lounge-diner with soft neutral décor and double doors opening onto a Juliette balcony. The room enjoys a pleasant outlook over greenery, with natural light flowing in from the south-facing doors. Two ceiling lights and wall-mounted heaters create a comfortable, versatile space ideal for relaxing or entertaining.

Kitchen

7' 7" x 6' 11" (2.31m x 2.11m)

A compact, efficient kitchen finished with warm cabinetry, tiled flooring, and a practical U-shaped layout. Complete with oven, hob, extractor, washing machine, and fridge, it's designed for easy everyday use. The tiled splashback and dark countertop add a contemporary touch, while the window ensures good ventilation and natural light.

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

A generous double bedroom with a wide window drawing in natural light and offering a calm view towards the landscaped communal areas. The room's proportions make furnishing easy, with ample space for wardrobes, drawers, and a desk. Clean lines and a warm finish give it a restful feel.

Bedroom Two

12' 2" x 6' 7" (3.71m x 2.01m)

A bright second bedroom with a crisp, modern finish and a window overlooking greenery. Ideal as a guest room, home office, or comfortable second double. The layout allows for flexible furniture placement without compromising floor space.

Bathroom

A clean, well-kept three-piece bathroom featuring a bathtub with shower screen, pedestal sink, and WC. Light walls and warm flooring create a welcoming feel, and the glass screen adds practicality for daily use.

Allocated Parking Space

A secure, clearly marked underground parking space within the residents' car park — a rare advantage in BS3. Well-lit, sheltered, and easily accessible, offering peace of mind for commuters and city-centre workers.











Total floor area 55.3 m² (595 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C

Council Tax Band: B

Service Charge: 2300.00

Ground Rent: 370.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312745

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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