



SARAH CLARK
PROPERTY CONSULTANTS

9 WESTBROOKE COURT |
CUMBERLAND CLOSE, BRISTOL, BS1 6XE

Beautiful Two Double Bedroom Maisonette with Private Garden and Parking offered Chain-Free.

Located within the ever-popular Baltic Wharf development, this beautifully presented two double bedroom maisonette offers stylish, well-proportioned accommodation arranged over two floors, together with the rare benefit of a private garden and an allocated parking space.

The property is entered via its own front door, leading into a welcoming hallway and through to a spacious reception room. This bright and comfortable living space offers excellent room for both relaxing and dining, with doors opening directly onto the private garden, creating a lovely connection between the indoor and outdoor space.

The separate kitchen is well designed and fully equipped, there is ample worktop space and plenty of storage, making it both practical and attractive for everyday living.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and filled with natural light. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private south facing enclosed garden, ideal for outdoor dining, relaxing or entertaining. There is also the added convenience of an allocated parking space close to the property.

Baltic Wharf is a highly desirable harbourside location, offering easy access to Bristol's vibrant waterfront, local cafes, bars and restaurants, as well as easy access to the city centre and Bristol Temple Meads. It provides a wonderful balance of peaceful residential living while being within easy reach of everything Bristol has to offer.

Leasehold = 959 years remaining
Service Charge = £1320 pa
Council Tax = C
EPC = D



Features

- Chain-Free
- Two Double Bedroom Maisonette
- Private South Facing Garden
- Allocated Parking Space
- Fully Equipped Kitchen
- Spacious Lounge/Diner
- Sought after Baltic Wharf Location
- Close to City Centre, Wapping Wharf, Temple Meads





Reception

19'1" x 10'9" (5.82 x 3.30)

A bright and spacious reception room offering excellent space for both living and dining, with French doors opening directly onto the private garden and allowing plenty of natural light to fill the room.

Kitchen

12'2" x 7'2" (3.71 x 2.19)

A well-appointed and fully equipped kitchen fitted with a range of modern wall and base units, ample worktop space and space for all appliances, including an integrated oven and hob, fridge/freezer, dishwasher and washing machine, providing a practical and stylish space for everyday cooking.

Bedroom One

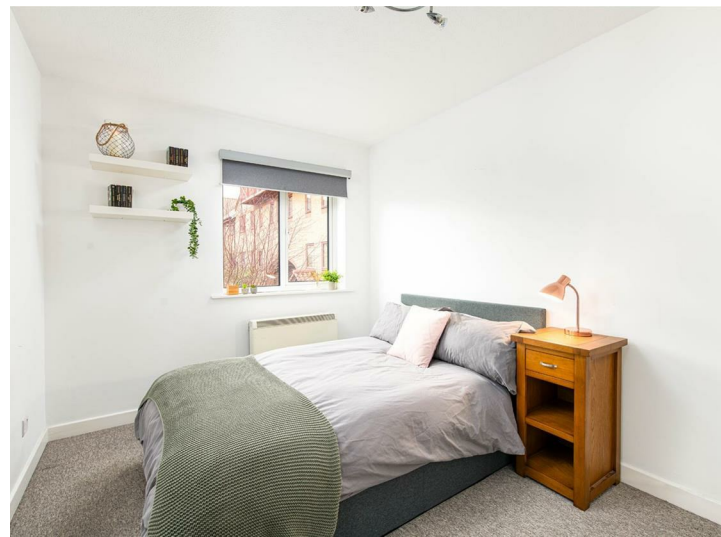
12'8" x 9'6" (3.87 x 2.90)

A generously sized double bedroom with built-in wardrobes and window overlooking the garden, creating a comfortable and relaxing main bedroom.

Bedroom Two

12'2" x 8'5" (3.72 x 2.59)

A second well-proportioned double bedroom, with built-in wardrobes, this great sized room is ideal as a guest room, home office or additional bedroom.



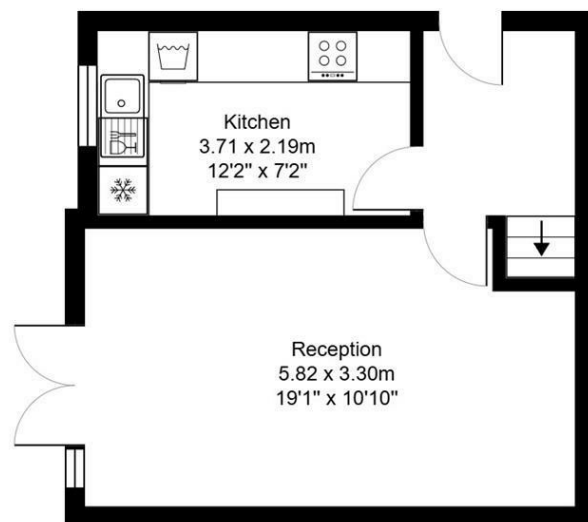
Bathroom

A modern bathroom fitted with a white suite including bath with shower over, wash basin and WC, finished with contemporary fittings.

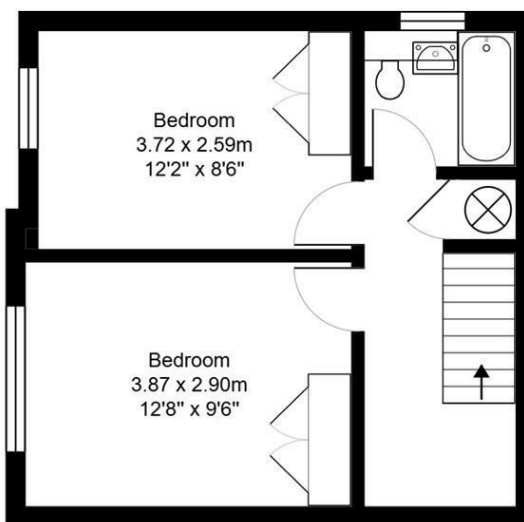
Garden

A private enclosed garden accessed directly from the reception room or from the side gate, offering a lovely outdoor space for relaxing, entertaining or enjoying al fresco dining.

TENURE LEASEHOLD



Ground Floor
Area: 32.5 m² ... 350 ft²



First Floor
Area: 32.5 m² ... 350 ft²

Total Area: 65.0 m² ... 700 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(23-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	68 76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.