



- **Energy Rating - C**
- **22ft Open Plan Living**
- **UPVC Double Glazing**
- **Gas Central Heating**

- **One Double Bedroom**
- **Garage & Storage Shed**
- **Close To Local Amenities**
- **Light & Airy Accommodation**

Greenwoods are delighted to bring to the market this very well-presented one-bedroom first floor flat, set in a convenient location close to local amenities and transport links to the City Centre.

The accommodation briefly comprises: communal entrance hallway with security entry phone system, private entrance hallway with doors opening to a bathroom with shower over bath, a double bedroom, and a spacious 22ft open-plan lounge/kitchen.

Further benefits include gas central heating, UPVC double glazing, a storage shed, and a garage located in a nearby block.

Whitchurch continues to be a favourite for buyers due to its convenient location, excellent transport links, and proximity to a wide range of local amenities, including shops, schools, parks, and health facilities. Asda, Imperial Retail Park, and South Bristol Community Hospital are all within easy reach.

Open Plan Living 22'0" max x 11'8" max (6.73 max x 3.56 max)

Bedroom 11'0" x 10'0" (3.36 x 3.05)

Bathroom 6'3" x 5'7" (1.91 x 1.71)

Garage 16'6" x 8'2" (5.03 x 2.49)

Council Tax - Band A

Tenure Satus - Leasehold

999 year lease with 961 years remaining

The seller has advised

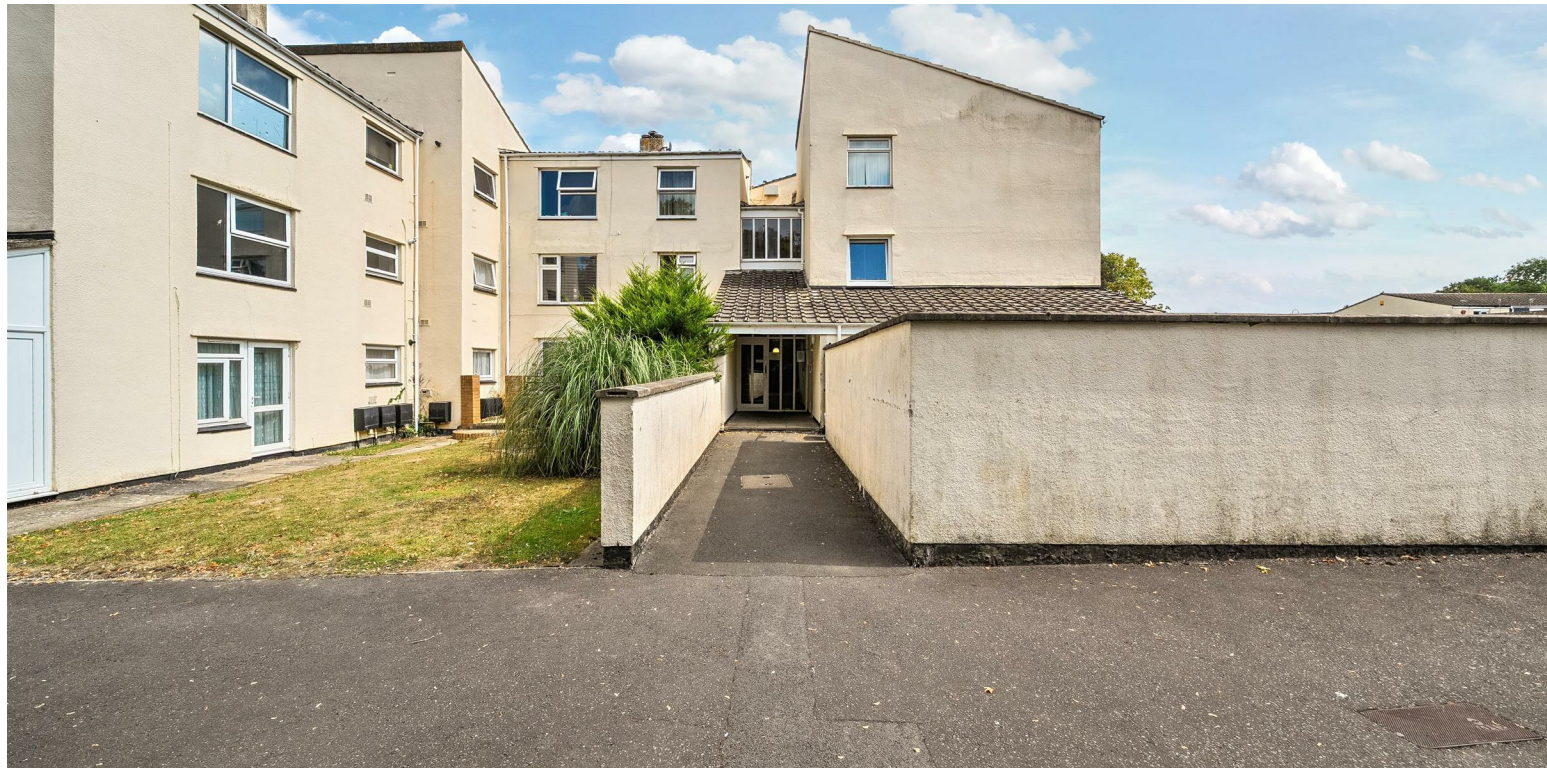
- Service Charge - £109.00 per month - reviewed annually





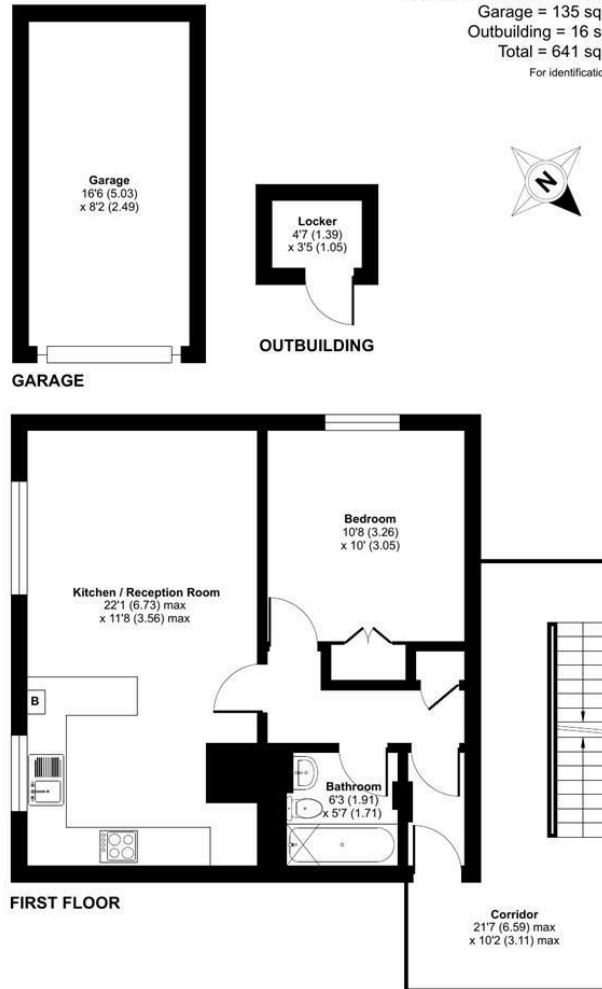




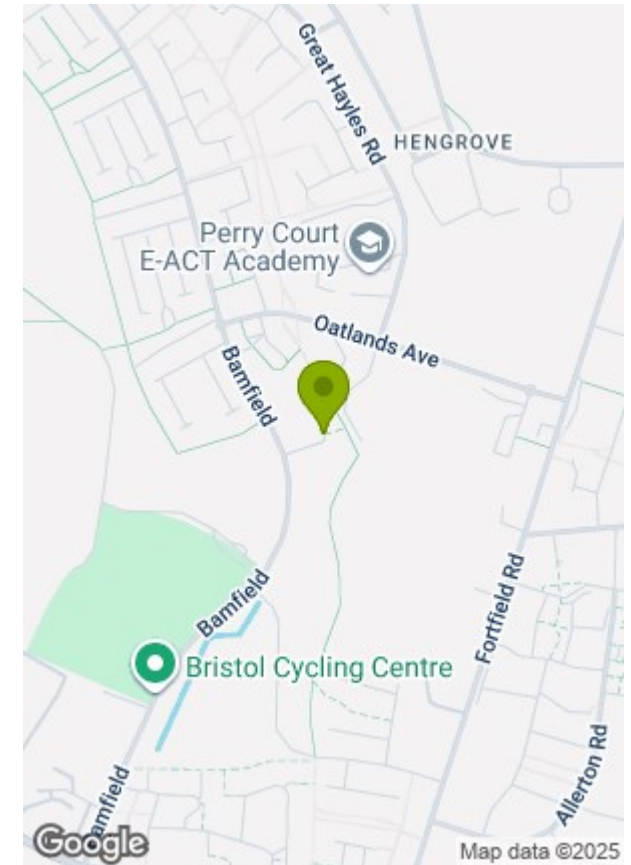


## Oak Court, Pinkhams Twist, Bristol, BS14

Approximate Area = 490 sq ft / 45.5 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Outbuilding = 16 sq ft / 1.4 sq m  
 Total = 641 sq ft / 59.4 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). © nichecom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL Produced for Greenwood's Property Centre. REF: 1342176



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 74                      | 76        |
| 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 |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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.