



**Barker Court, Weston Road, Long Ashton, Bristol**  
**£325,000**

3 bedroom flat for sale | Leasehold

## The Property-

Barker Court is a recently refurbished three bedroom apartment offering spacious and flexible living. The well proportioned living room provides ample space for seating and dining with full height windows bringing in an abundance of natural light. The recently refurbished kitchen comes with a built-in oven/grill, gas hob, free standing fridge freezer, dishwasher and washing machine. The master bedroom is a generous sized double benefitting from an ensuite shower room. The second bedroom is also a very good size double with lots of natural light flooding in from the window. The third bedroom offers versatility as this can be utilised as a bedroom, study or dining room. The fully fitted family bathroom comes with a shower over bath, toilet, wash basin and radiator.

The property is accessed via a well-maintained communal hall with a security door leading to your private entrance porch, an ideal space for boots and coats. Both front entrance doors are fitted with locks for added security, and there is a letterbox in the outermost door for convenience. Further benefits include tandem parking for two cars to the rear of the property, as well as unmarked visitor spaces.

The property is ideal for a variety of buyers. From individuals seeking a base close to Bristol but with the benefit of a rural location, first time buyers or investors seeking a property that commands high demand and a decent yield.

## Location-

Barker Court is located in the highly regarded village of Long Ashton, just 5.6 miles from Bristol City Centre. This up-and-coming area is set to benefit from thousands of new job opportunities over the coming years, ensuring strong demand well into the future. The village is very well situated with excellent local amenities, including hospitality establishments, Gatcombe Farm Shop, retail outlets, and hairdressers. There are two local primary schools, as well as access to highly regarded secondary schools, both state and independent. Peel Park and the Ashton Court Estate offer pleasant rural open spaces for outdoor pursuits.

Bristol is easily accessible via the A370, with a convenient Park & Ride on the outskirts of the village. Bristol Temple Meads is just 4.7 miles away, and Bristol Airport is also within easy reach, making the location ideal for both commuters and frequent travellers.

Council Tax Band: B

Tenure: Leasehold (130 years)

Ground Rent: £50 per year

Service Charge: £120 per month

## Entrance Porch

## Entrance hall

## Bathroom

## Kitchen

2.67m x 2.63m (8'9 x 8'8)

## Bedroom 2

4.28m x 3.24m (14'1 x 10'8)

## Bedroom 3/ Dining Room

3.17m x 2.64m (10'5 x 8'8)

## Sitting Room

4.28m x 3.98m (14'1 x 13'1)

## Master bedroom

4.27m x 2.91m (14'0 x 9'7)

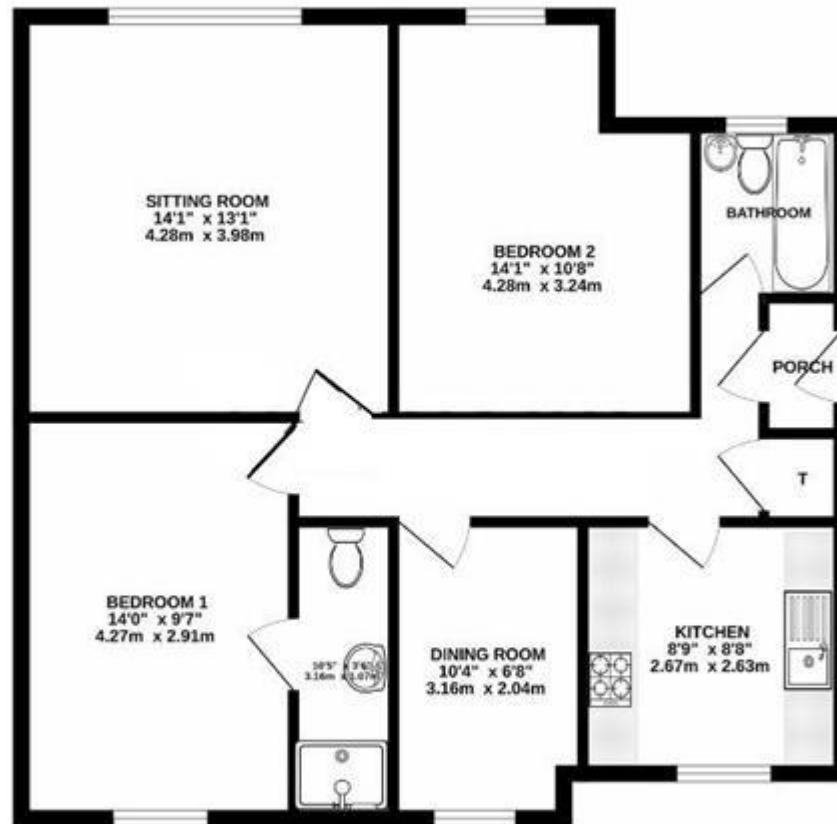
## En-suite

3.16m x 1.07m (10'5 x 3'6)

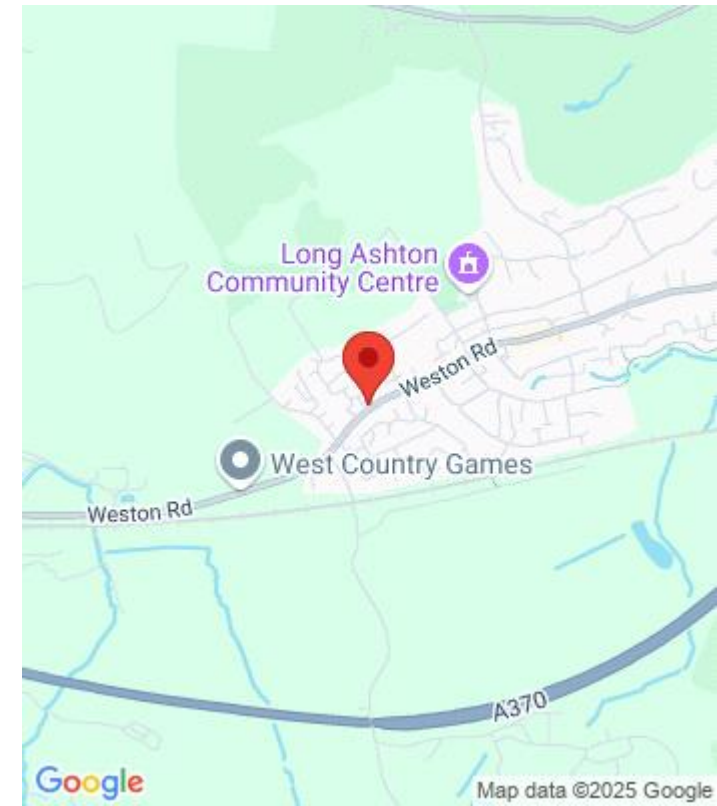


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq ft (79.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	78	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.