



SARAH CLARK
PROPERTY CONSULTANTS

MEREDITH COURT
CANADA WAY, BRISTOL, BS1 6XX

A peaceful city retreat with a private garden moments from the Harbourside.

Set within a quiet and sought-after development, this beautifully presented two-bedroom ground floor apartment combines privacy, comfort and city convenience in perfect harmony. Positioned at the end of the development, Meredith Court enjoys an exceptional sense of seclusion, a rare find so close to Bristol's bustling centre.

Inside, the apartment offers a welcoming flow of well-proportioned spaces. The light-filled living room provides an inviting area to relax or entertain, while the separate kitchen is thoughtfully designed with ample storage and workspace. A generous master bedroom, a second bright double bedroom and family bathroom complete the internal layout, making the home ideal for professionals, couples or people looking to downsize with easy single-level living.

Stepping outside, the property truly comes into its own. A large, fully enclosed walled garden, offering a private sanctuary, summer gatherings or simply unwinding in the sun. The sense of peace and privacy is remarkable, all just moments from the vibrant Harbourside and the cultural heart of Bristol.

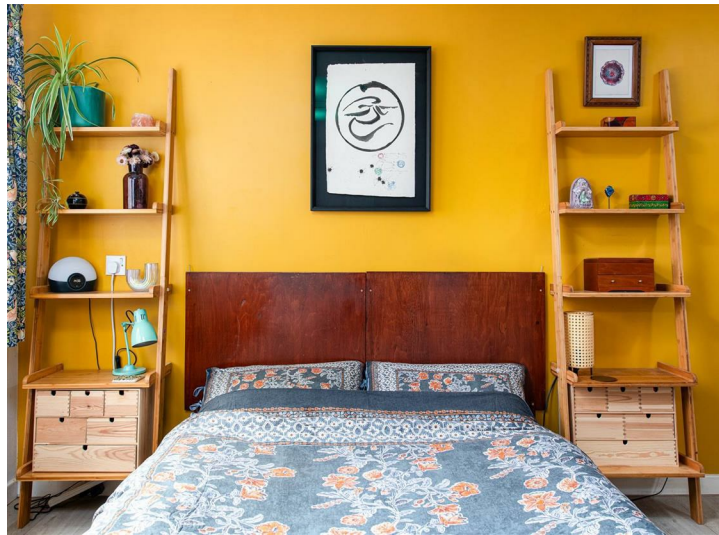
Further benefits include allocated parking, double glazing and private entrance. Combining the tranquility of a private retreat with the convenience of city living, Meredith Court presents an exceptional opportunity to own a spacious home in one of Bristol's most desirable locations.

Leasehold 999 years from 1980
Service Charge £1,320pa
Council Tax = C



Features

- Ground Floor Apartment
- Private Enclosed Garden
- Next to the Harbourside
- Allocated Parking
- Private Development





Reception Room

11'7" x 14'9" (3.54 x 4.52m)

Double aspect double glazed windows over looking the front of the property and the garden. Door leading to hallway and kitchen. Engineered wood flooring throughout

Kitchen

8'5" x 11'5" (2.58 x 3.50m)

U shaped kitchen with double glazed window over sink overlooking the front of the property. Integrated hob and oven with space for fridge freezer and washing machine. Enclosed electric boiler and laminate throughout.

Bathroom

Roll top bath with shower over, Basin on pedestal and w/c. Laminate throughout.

Bedroom

13'3" x 9'10" (4.06 x 3.02m)

Double glazed window overlooking side of property with inbuilt wardrobe with mirrored sliding doors. Engineered wood flooring throughout.

Bedroom

6'10" x 10'3" (2.10 x 3.14m)

Double glazed window overlooking garden with engineered wooden flooring throughout

Exterior

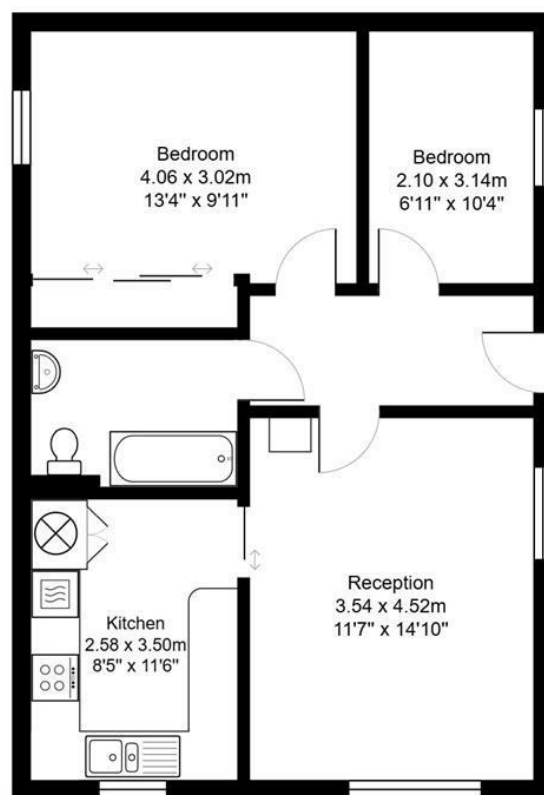
Generously sized walled garden with paved patio area under wooden gazebo and grass lawn. Gate to the front of the property with allocated parking and visitor parking spaces.



TENURE
LEASEHOLD

SERVICES
£1,320pa

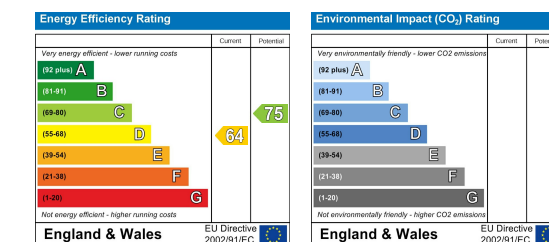
LOCAL AUTHORITY
Tax Band C



Ground Floor

Total Area: 58.7 m² ... 632 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.
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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.