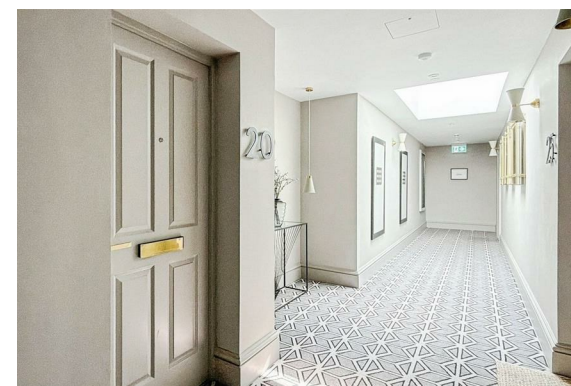




East Street, Bedminster, Bristol, BS3 1FU

- Concierge
- Desirable Development
- Long Lease
- Walking Distance To Central Bristol
- High End Finish

- Pets Allowed
- Secure Undercroft Parking With EV Charger
- Second Floor
- Open Plan Living
- Historic Conversion

£425,000



East Street, Bedminster, Bristol, BS3 1FU



Hunters are pleased to present this exceptional two-bedroom, two-bathroom apartment within historic Consort House, forming part of the landmark Factory No.1 development in Bedminster. Extending to approximately 964 sq ft / 89.6 sq m, the apartment offers unusually generous accommodation for a two-bedroom property and combines the character of the original factory building with a high-quality contemporary finish.

At the heart of the home is the impressive open-plan kitchen, dining and living space, measuring approximately 25'11" x 20'8". The contemporary kitchen is centred around a substantial island and features stone worktops and integrated SMEG appliances, while engineered oak flooring and a retained original factory beam provide a tangible connection to the industrial heritage of the building.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted storage and a three-piece en-suite shower room. A separate family bathroom and useful utility/storage cupboard complete the internal accommodation.

A particularly valuable feature for city living is the apartment's secure allocated parking space with its own EV charging point. Residents also benefit from secure cycle storage, landscaped communal gardens, gated access and an on-site concierge service.

Consort House forms part of the historic Factory No.1 complex, originally associated with W.D. & H.O. Wills and subsequently restored and converted by City & Country. The result is a development that successfully combines period architecture and industrial character with the comfort and specification expected of a modern home.

The location works particularly well for professionals and hybrid commuters. Bristol Temple Meads is within walking distance, providing direct services to London Paddington and other major cities, while Wapping Wharf, North Street, Southville and Bristol city centre are all readily accessible on foot or by bicycle.

Tenure-

Leasehold

Balance of a 175 year lease from 2019

Ground rent - £250.00

Maintenance charge - £3,681.00

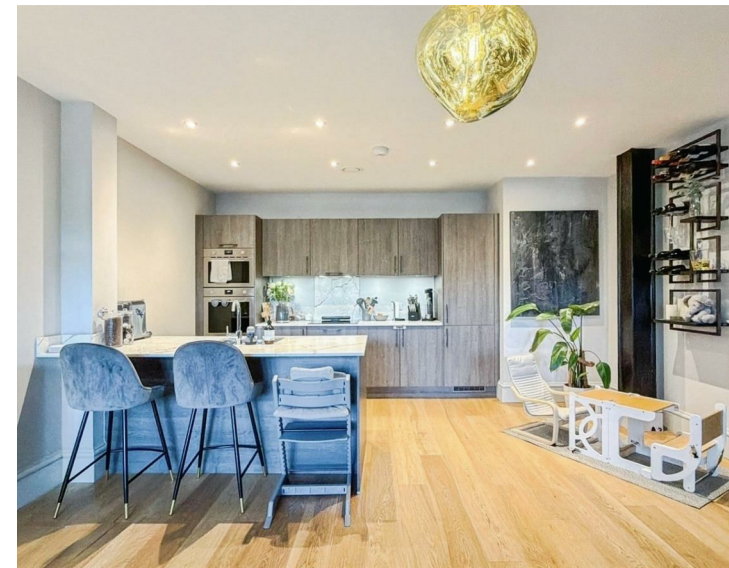
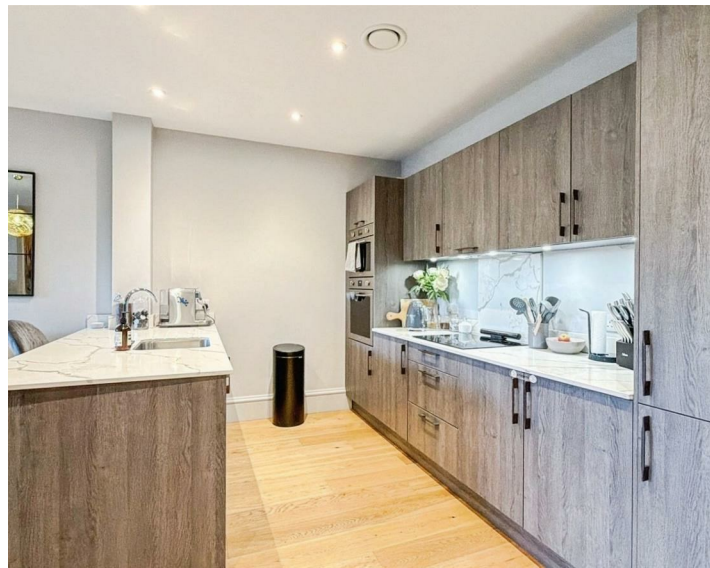
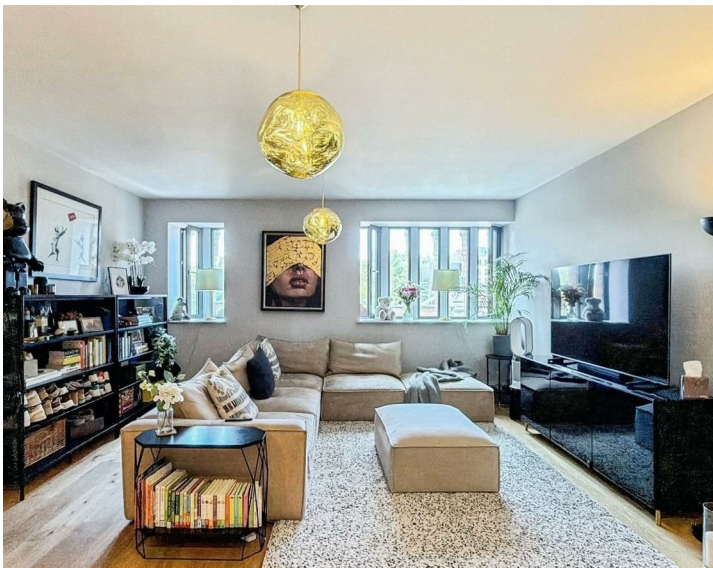
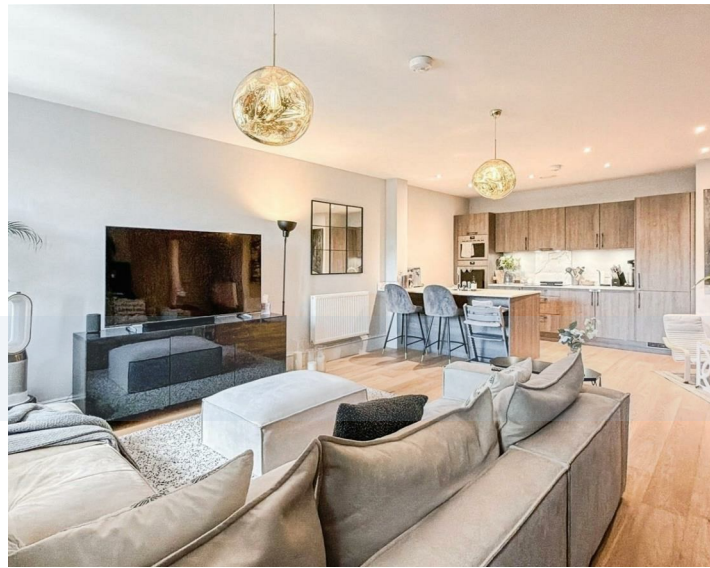
Council tax band - D

EPC Band - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8580-7637-6700-9970-0292>



East Street, Bedminster, Bristol, BS3 1FU



kitchen/ living space
25'11" x 20'8"

bedroom one
15'0" x 11'3"

bedroom two
12'8" x 10'10"

FLOOR SPACE
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex G2026

Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.