



Bristol South End, Bedminster, Bristol, BS3 5BH

- Two Bedrooms
- Tucked Away Location
- Long Lease
- Leasehold
- Built In Storage
- Allocated Parking Space
- Low Running Costs
- Council Tax Band B
- Electric Heating
- Popular Development

Offers In The Region Of £250,000



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DESCRIPTION

Hunters are pleased to offer for sale this superbly located two bedroom ground floor apartment within the popular 'Bristol South End' development in Bedminster. Being offered in good condition throughout its sure to prove perfect for someone looking for their first home.

Internally the lounge/ diner is a great space, boasting a green outlook. The kitchen offers a modern set of units, complete with built in appliances. There are two double bedrooms, and three piece bathroom. Outside there is an allocated parking space, and access to the communal bin and bike store.

Bristol South End sits just off St Johns Lane, an area popular with young couples and first time buyers due to its proximity to central Bedminster and the pretty Victoria Park. There are plenty of green spaces within walking distance to include Marksby Road open space, for those requiring access links, there are a variety of bus stops along Bedminster Road & St Johns Lane, with Temple Meads station just a 20 minute walk away.

TENURE

Leasehold

Lease term 155 year lease from 2003

Ground rent - £110.00 per annum

Maintenance charge - £917.18 per annum

COUNCIL TAX BAND

A

EPC BAND - C - PLEASE SEE BELOW LINK FOR FULL EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2826-3003-0209-2069-2200>

lounge/ diner

15'1" x 11'9"

kitchen

8'10" x 6'2"

bedroom one

10'5" x 10'2"

bedroom two

10'2" x 6'10"





GROUND FLOOR



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.