







# Oakhill Drive, Bedminster, Bristol, BS3 5EU

- Allocated Parking Space
- Well Presented
- Three Piece Bathroom
- Modern Kitchen
- Popular Location
- Balcony
- En Suite
- Large Living Area
- Light & Airy Throughout
- Low Running Costs

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## Offers In The Region Of £285,000

# Oakhill Drive, Bedminster, Bristol, BS3 5EU

## DESCRIPTION

Hunters BS3 are thrilled to present for sale this great sized two bedroom first floor apartment sitting on the desirable 'Oakhill Drive' development. Completed in 2018 the property is sure to suit anyone whose looking for a property ready to move straight in to that has the addition of an allocated parking space and balcony.

Internally the property offers a large entrance hall, with a handy spacious airing cupboard. Both bedrooms afford large floor to ceiling windows letting in plenty of natural light. The largest makes use of the modern three piece en suite shower room. There is an additional bathroom which is fitted with a modern three piece suite.

Perhaps the biggest feature of the apartment is the large open plan living/ kitchen room, which boasts ample work space and large dual aspect windows. Being on the first floor the property also offers a balcony which faces south, making most of the sun. Outside, there is an allocated parking space and use of the communal secure bike store.

COUNCIL TAX BAND;
B

TENURE;
Leasehold

TERMS OF LEASE;
Lease term - 143 years remaining
Ground rent - £187.50 per annum
Maintenance charge - £1,412.49 per annum

EPC Band - B - please see below link for full report;
https://find-energy-certificate.service.gov.uk/energy-certificate/9518-1976-7339-5468-3964

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-
https://what3words.com/empire.adults.curve
Head to what3words website and use 'empire.adults.curve'

KITCHEN/ LIVING ROOM
6.98m (22' 11") x 4.11m (13' 6")

BEDROOM ONE
3.70m (12' 2") x 2.70m (8' 10")

ENSUITE
1.91m (6' 3") x 1.61m (5' 3")

BEDROOM TWO
3.73m (12' 3") x 3.11m (10' 2")

BATHROOM
2.44m (8' 0") x 1.55m (5' 1")

















GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.




TOTAL FLOOR AREA : 734 sq.ft. (68.2 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.
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**Viewings**

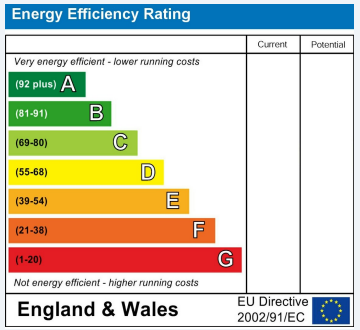
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.




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.

The Property Ombudsman

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