

## Gwilliam Street, , Bristol, BS3 4LS

- Large First Floor Apartment
- Recently Redecorated
- Superb Location
- Block Of 4 Apartments
- uPVC Double Glazed
- Lovely Views
- New Carpets & Flooring
- Low Running Costs
- Council Tax Band A
- Gas Central Heating

**£195,000**



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## DESCRIPTION

Hunters are thrilled to present this large first floor flat sitting at the top of Gwilliam Street, Windmill Hill. Being offered to the market with no onward chain its sure to prove perfect for any first time buyer looking for a low maintenance, recently refurbished apartment in this desirable setting.

The apartment benefits from uPVC double glazed windows, 'Valliant' combination gas boiler and boasts fresh decoration throughout. There are also new bathrooms suites that offer partial tiling and new flooring and carpets throughout.

### TENURE-

Leasehold - The properties will have brand new 999 year leases, on a 'Peppercorn' arrangement, where every new owner will be apart of a management company to manage the building. We anticipate there will be no ground rent and the maintenance charge will be around £50 per month each, but the exact amount is yet to be confirmed.

Will have new 999 year leases

Ground rent & maintenance charge - £TBC

### COUNCIL TAX BAND

All apartments are tax band - A

#### living room

16'11" x 11'2"

#### kitchen

8'0" x 6'4"

#### bathroom

8'11" x 5'1"

#### bedroom

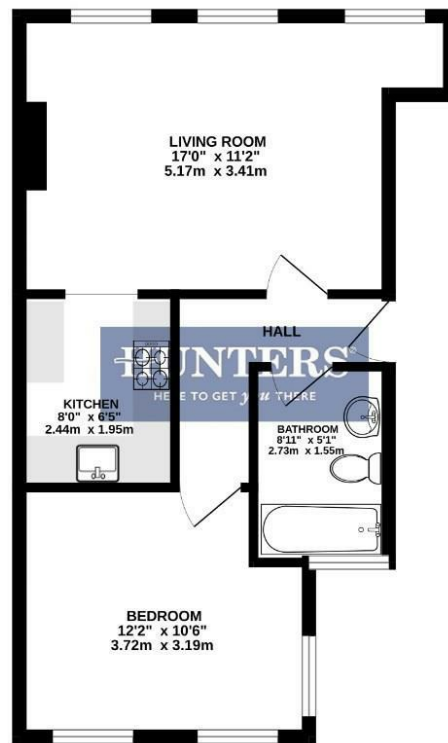
12'2" x 10'5"







FIRST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.7 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 Metropix C5023

### Viewings

Please contact [bedminster@hunters.com](mailto: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.



165 East Street, Bedminster, BS3 4EJ  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 	

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.

