



Bedminster Parade, , Bristol, BS3 4BX

- Third floor
- Spotlights throughout
- Telecom entry system
- New kitchen with built-in BOSCH appliances
- En suite shower room & bathroom
- Recently refurbished throughout
- Allocated undercroft parking space
- Lift access
- Two Juliette balcony
- Underfloor heating throughout

£295,500



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DESCRIPTION

Hunters offer to the market this spacious two bedroom third floor apartment sitting in the popular 'Squires Court' development just a 0.4 mile walk to the vibrant Wapping Wharf. It's perfect for those looking for an investment or a two bedroom apartment complete with en-suite! Filled with natural light to make your home. Situated in this desirable location, a further benefit is that now the development has an 'A' rating EWS1 form.

Accessed either via stairs or communal lift the property sits on the third floor, overlooking Bedminster Parade. Internally there is a large entrance hall affording access to two large storage cupboards. Going through to the large kitchen/ living area, the living space affords french doors & juliette balcony, whilst the kitchen area boasts an updated kitchen to include built in white goods and tiled splashbacks throughout.

There are two bedrooms both of which will fit double beds and boast lovely views, the larger of the two bedrooms offers an ensuite shower room, a real rarity for the development. The bathroom affords a three piece suite to include a separate bath. The apartment has been updated by the present vendor to include spotlights throughout, its also been recently redecorated with new flooring and carpets throughout. Outside there is a communal bike store, bin & recycling bay whilst the allocated parking space sits undercover.

Squires Court sits on the outskirts of Bedminster, adjacent to Redcliffe roundabout giving it great access in to the city. Squires Court sits just a 0.4 mile walk to Wapping Wharf, and a 0.5 mile walk to Bristols vibrant waterfront. For those requiring station access, Temple Meads sits just a 0.7 mile walk away. This particular apartment affords an allocated parking space which is accessed via a secure locking gate.

Further benefits to this lovely apartment include;

- New luxury kitchen with built-in BOSCH appliances (oven, hob, washer-dryer)
- Under floor heating with separate thermostats per room
- Possibility to purchase flat with all furniture and fittings (e.g. a set of real oak dining table, bookcase and tv unit)
- All sockets and switches have been upgraded with luxury aluminium fittings

TENURE

Leasehold

Lease Term - Balance of a 125 year lease from 2003

Ground Rent - £250.00 per annum

Maintenance Charge - £110.00 per month

COUNCIL TAX BAND

B

EPC BAND - B - Please see below link for full report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2368-5021-7214-0477-7920>

living/ dining room

20'2" x 12'0"

kitchen

10'0" x 7'1"

bedroom one

16'6" x 8'5"

bedroom two

16'6" x 6'5"





FLOOR SPACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metagix CS024

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.

