



Gaol Ferry Steps, Bristol

- Two Bedrooms
- 'Anchorage' Development
- Complete Chain
- Secure Bike Store
- 0.5 Miles To Millennium Square
- Wapping Wharf Location
- Secure Allocated Parking
- Second Floor Apartment
- Superb Location
- 0.9 Miles To Temple Meads

£325,000

Tenure: Leasehold

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DESCRIPTION

Hunters offer to the market this well presented two bedroom second floor apartment in the desirable Wapping Wharf in the 'Anchorage' development. Having been occupied by the present vendor since the property was built its sure to prove perfect for any first time buyer or investor looking for a spacious flat in this superb location.

Access is via a secure entrance off Cumberland Road, once you're in the flat you'll notice the large entrance hall, which offers two built in cupboards. There are two double bedrooms and three piece family bathroom. The standout feature of the flat is the open plan kitchen/ diner, which overlooks the Cumberland Road. There is an allocated parking space situated a short stroll away whilst Anchorage itself offers a communal garden space, secure bike & bin store, further benefits include a telecom entry system and low running costs.

Wapping Wharf sits in the heart of Bristols vibrant waterfront, since its redevelopment Wapping wharf is famed for its vast array of independant shops, bars & restaurants. It sits under a miles walk to Bristol City Centre and Temple Meads train station making it popular with young couples looking for a property with everything on the doorstep.

TENURE

LEASEHOLD

Term - balance of a 125 year lease from 2016

Maintenance charge - £1,222.68 per annum

Ground rent - £300.00 per annum

Please be aware your legal representative will need to confirm these figures.

COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2278-5025-7371-3595-2920>



FLOOR SPACE
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



Council Tax: B

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

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