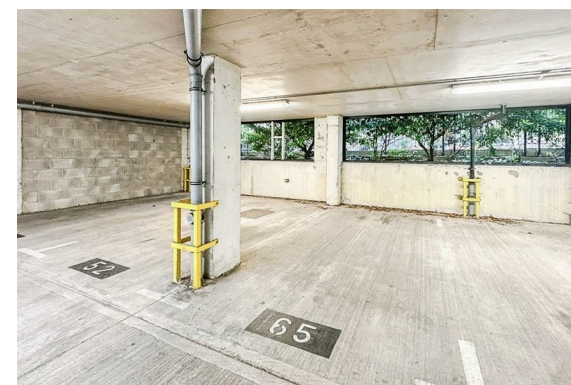




Bedminster Parade, Bedminster, Bristol, BS3 4BX

- Tucked Away
- Secure Allocated Parking
- Superb Location
- Light & Airy Throughout
- 0.4 Miles To Wapping Wharf
- Boot Lane Access
- Open Plan Living
- No Onward Chain
- 0.4 Miles To Victoria Park
- 0.6 Miles To Temple Meads

Offers In The Region Of £210,000



Bedminster Parade, Bedminster, Bristol, BS3 4BX

DESCRIPTION

Hunters offer to the market this spacious one bedroom second floor apartment sitting in the popular 'Squires Court' development tucked away on Boot Lane, just a 0.4 mile walk to the vibrant Wapping Wharf. Its sure to prove perfect for those looking for investment or a first purchase in this desirable location, a further benefit is that now the development has an 'A' rating EWS1 form.

Tucked away down Boot Lane the property sits on the edge of the development, it has an allocated parking space just around the back accessed via a secure locking gate. Sitting on the second floor the apartment has a lovely view and affords both a double bedroom and three piece bathroom. The living room is a large open plan space that opens to the kitchen.

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.

TENURE

Leasehold

Lease Term - Balance of a 125 year lease from 2003

Ground Rent - £317.06 per annum

Maintenance Charge - £1,300.00 per annum

COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2808-8054-7288-3085-4920>





FLOOR SPACE
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA - 580 sq.ft. (53.8 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 (2023)

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.



165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com <https://www.hunters.com>

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.

