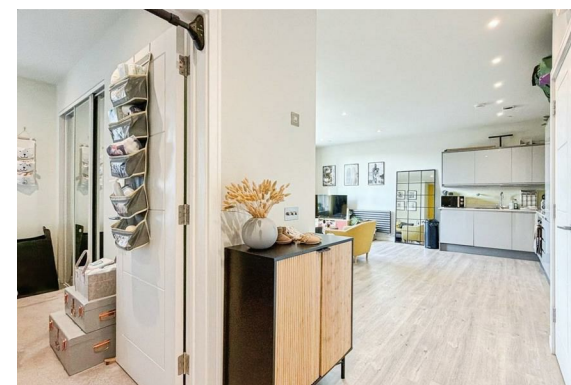




Dalby Avenue, , Bristol, BS3 4DL

- Seventh Floor
- Popular Development
- Modern Kitchen & Utility Cupboard
- Lift Access
- Built In Wardrobe
- Stunning Views
- Open Plan Living
- Built In Wardrobes
- Telecom Entry System
- Balance Of New Build Warranty

Offers In The Region Of £230,000



Dalby Avenue, , Bristol, BS3 4DL

DESCRIPTION

We are pleased to present for sale this stunning seventh floor apartment in the popular Catherines House development. Sitting just off Bedminster Parade its sure to prove perfect for any first time buyer looking for a well kept apartment in this popular spot.

You access via the secure communal entrance, where you will also find access to the communal bin store, secure bike store and post boxes. Flat 50 sits on the seventh floor and can be accessed via the stairs, or lift. As you enter the apartment you notice the lovely views, which you can see from the bedroom and living space. The kitchen/ living area is an open plan space, boasting a modern kitchen and utility cupboard. The bedroom fits a double bed and offers a built in wardrobe and access to the three piece bathroom.

Catherines House sits at the top of Bedminster Parade, an area which over the years has been the recipient of a huge regeneration project, and now boasts a variety of shops, hairdressers, restaurants and bars. Its popular with first time buyers and renters alike due to its proximity to central Bristol and access links on East Street and Temple Meads station.

TENURE

Leasehold -

Term 250 years from 2018

Ground rent - £150.00 per annum

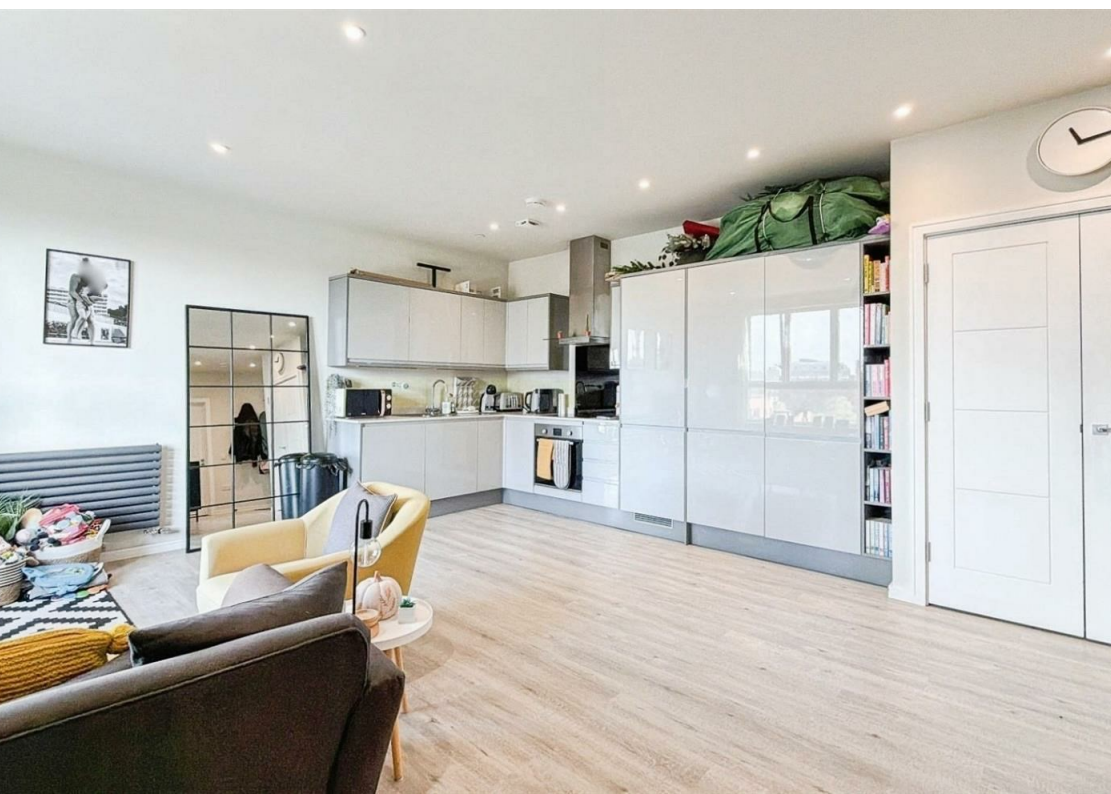
Maintenance Charge - £2,210.96 per annum

COUNCIL TAX BAND - A

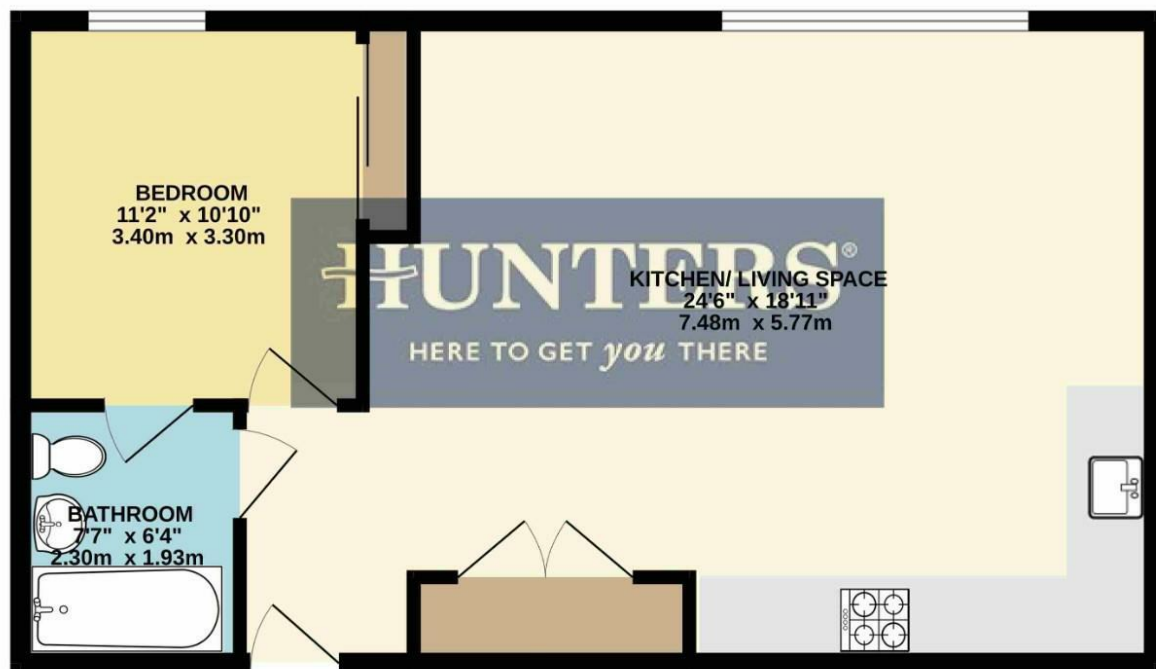
EPC BAND - C - Please see below link for full epc report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8751-7139-6190-5139-6976>





FLOOR SPACE
560 sq.ft. (52.0 sq.m.) approx.



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.