



Honeywick Close, , Bristol, BS3 5ND

- Ground floor
- allocated parking space
- gas central heating
- recently decorated
- No chain
- low running costs
- Tucked away location
- built 2004

£175,000



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DESCRIPTION

We are pleased to offer For Sale this one bedroom ground floor apartment tucked away in Honeywick Close, Bedminster. Offered to the market in great condition throughout its sure to prove ideal for any first time buyer or investor looking for a well appointed apartment in this super location a stones throw from West Street.

Internally you are greeted by the hall which gives access to two storage cupboards. This opens to the double bedroom and three piece bathroom. There is a spacious living room whilst the kitchen itself is fitted with a modern suite with contrasting worktops. Outside you have an allocated parking space and access to the communal gardens.

Honeywick Close sits tucked away off Bedminster Road, which is known for its access links to the city and the airport, there are also several shops, takeaways and even a barber shop within walking distance. There is a handy foot bridge which will take you into central Bedminster, meaning the vibrant North Street is just a 15 minute walk away.

We understand from our vendor that the following charges apply;
Balance of a 999 year lease from 2004
Maintenance charge & Ground rent- £1,810.54 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/0746-3046-7202-9585-4204>

living room
12'10" x 10'2"

kitchen
7'8" x 6'2"

bedroom
12'10" x 9'10"

bathroom
8'0" x 5'7"





GROUND FLOOR



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 suitability or efficiency can be given.
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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.