The Robinson Building, Norfolk Place, Bristol, BS3 4AX

- Fifth Floor
- Exposed Brick Walls
- Large Windows
- Three Piece Bathroom
- Secure Allocated Parking
- Great Views
- Desirable Development
- Complete Chain!

HUNTERS®
HERE TO GET *you* THERE

Offers In Excess Of £270,000

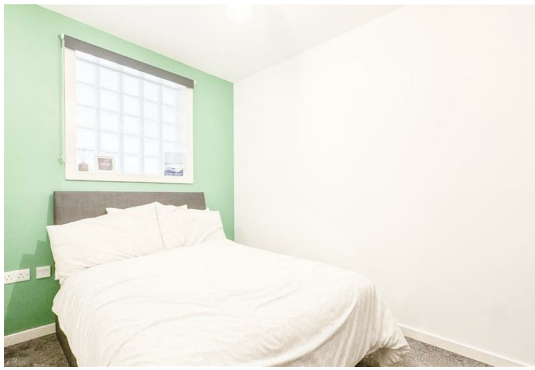
The Robinson Building, Norfolk Place, Bristol, BS3 4AX

DESCRIPTION

Hunters are excited to offer to the market this quirky two bedroom fifth floor apartment in the ever popular Robinson Building. Being offered with a complete chain, & two bedroom, this flat offers not only a large open plan living/ kitchen area but two double bedrooms, the larger of which overlooks the city.

Throughout the apartment there are hints of the buildings industrial past, from the exposed brick walls to the large iron windows, there has of course been the addition of many modern conveniences to include lift access to the higher floors, telecom entry system and gas central heating.

Further benefits to this particular apartment include an allocated under croft car parking space. Apartments in this development don't hang around for long, so please call us to arrange an internal viewing.



TENURE
Leashold
Lease term - 986 year remaining
Service charge - £2,900.00 per annum
Ground rent - £250.00 per annum

Council Tax Band - B

EPC Band - B - Please see below full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/2613-8181-4251-4112-7541

In this house we dance in the kitchen

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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Viewings

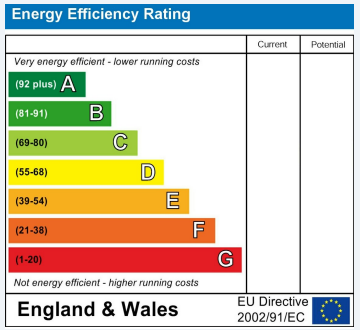
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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