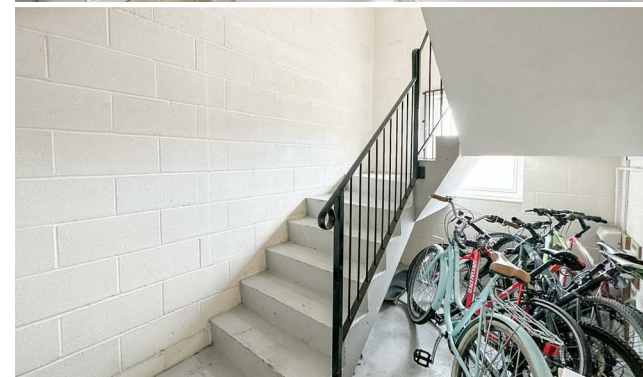




West Street, Bristol

- Top Floor
- Low Running Costs
- Spacious Living Room
- 0.1 Miles To East Street
- 0.2 Miles To South St Park
- No Chain
- Well Presented Throughout
- Superb Location
- 0.2 Miles To North Street
- 1.1 Miles To Temple Meads

£185,000

Tenure: Leasehold

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West Street, Bristol

DESCRIPTION

Hunters are pleased to present this well presented one bedroom top floor apartment sitting on West Street, Bedminster. Being offered with no chain the apartment is sure to prove perfect for either a first time buyer or investor looking for a modern and well kept flat in this popular area.

16b West Street sits on the top floor of this small development. The internal accommodation comprises of a large living room with separate kitchen, the bedroom sits at the rear and comfortably fits a king size bed whilst the bathroom affords a three piece suite. Further benefits include loft access, communal garden and telecom entry system, its also offered to the market with no onward chain.

West Street sits just on the outskirts of Bedminster, its known for its range of amenities, pubs and access links. The vibrant and popular North Street sits just under half a miles walk away, as does the pretty South Street park. For those requiring Temple Meads train station this is situated just over a miles walk away.

TENURE

Leasehold

Lease Term - 990 years remaining

Ground Rent - £10.00 per annum

Maintenance Charge - £50.00 per month

COUNCIL TAX BAND

A

EPC BAND - C - Please see below a full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/1190-6000-0522-2291-3023>





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 MemoPro 5.0.0.22

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: A

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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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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