

## North Street, Bedminster, Bristol, BS3 1ES

- Bay Fronted
- Superb North Street Location
- Modern Shower Room
- Council Tax Band A
- Three Piece Shower room
- No chain
- Modern Kitchen
- Low Running Costs
- Long Lease

**£235,000**





# North Street, Bedminster, Bristol, BS3 1ES

## DESCRIPTION

Hunters are pleased to present for sale this superbly located one bedroom apartment. Sitting on North Street its sure to prove perfect for any buyer looking for a charming apartment being offered with no onward chain.

Internally there is a communal hallway which opens to the entrance porch. The living room boasts a bay window which overlooks the front. The kitchen sits at the rear and offers a modern set of units with built in appliances, whilst the shower room offers a three piece suite to include a tiled walk in shower. Finishing up the property is the bedroom which will comfortably fit a double bed.

North Street sits in the heart of BS3, popular for its vast array of amenities, pubs, bars, restaurants and amenities it attracts an array of buyers from all over Bristol. There are many access links along and around the property, and for those requiring access out of Bristol Temple Meads station is a 20 minute walk away.

### TENURE

Leasehold

Balance of a 999 year lease from 2018

Ground rent - £0 per annum

Maintenance Charge - £876.00 per annum.

### COUNCIL TAX BAND

A

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8888-7738-5770-8957-2996>

### living room

14'9" x 13'9"

### kitchen

8'2" x 8'2"

### bedroom

11'9" x 10'9"

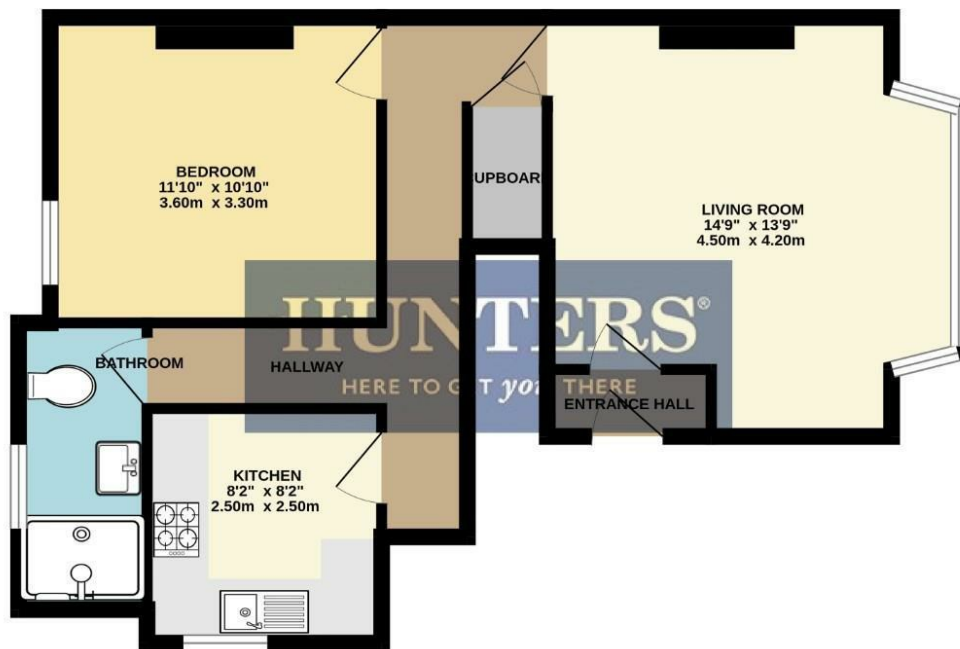
### shower room

10'2" x 4'11"





GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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 ©2024

### Viewings

Please contact [bedminster@hunters.com](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.