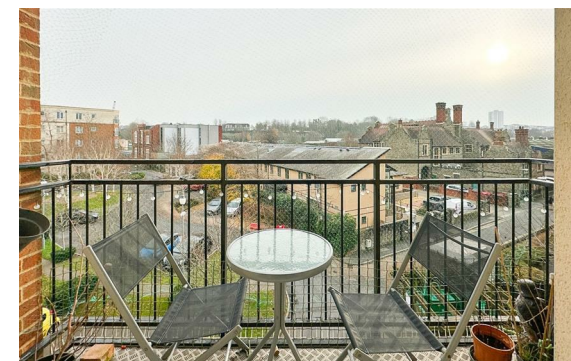




Bedminster Parade, Bristol

- Well Presented Throughout
- EWS1 Form Granted
- Modern Development
- 0.5 Miles To Bristols Waterfront
- 0.6 Miles To North Street
- Allocated Parking Space
- Superb Location
- 0.5 Miles To Wapping Wharf
- 0.6 Miles To Temple Meads

£285,000

HUNTERS®
HERE TO GET *you* THERE

Bedminster Parade, Bristol

DESCRIPTION

Hunters offer to the market this spacious two bedroom second floor apartment sitting in the popular 'Squires Court' development just a 0.5 mile walk to Bristols waterfront. Offered to the market with a complete chain its sure to prove perfect for those looking for investment or a great sized apartment in this desirable location, a further benefit is that now the development has an 'A' rating EWS1 form.

Accessed either via stairs or communal lift the property sits on the second floor, overlooking the rear of the development. Internally there is a large entrance hall affording access to two large storage cupboards. Going through to the large kitchen/ living area, the living space affords french doors to the private balcony whilst the kitchen area boasts a modern set of units and ample space for free standing fridge/ freezer.

There are two bedrooms both of which will fit double beds, the larger of the two offers a Juliette balcony. The bathroom affords a four piece suite to include a separate bath and walk in shower. Outside there is a communal bike store, bin & recycling bay whilst the allocated parking space sits undercroft.

Squires Court sits on the outskirts of Bedminster, adjacent to Redcliffe roundabout giving it great access in to the city. Squires Court sits just a 0.5 mile walk to Wapping Wharf, and a 0.5 mile walk to Bristols vibrant waterfront. For those requiring station access, Temple Meads sits just a 0.7 mile walk away. This particular apartment affords an allocated parking space which is accessed via a secure locking gate.

TENURE

Leasehold

Lease Term - Balance of a 125 year lease from 2003

Ground Rent - £150.00 per annum

Maintenance Charge - £211.70 per month

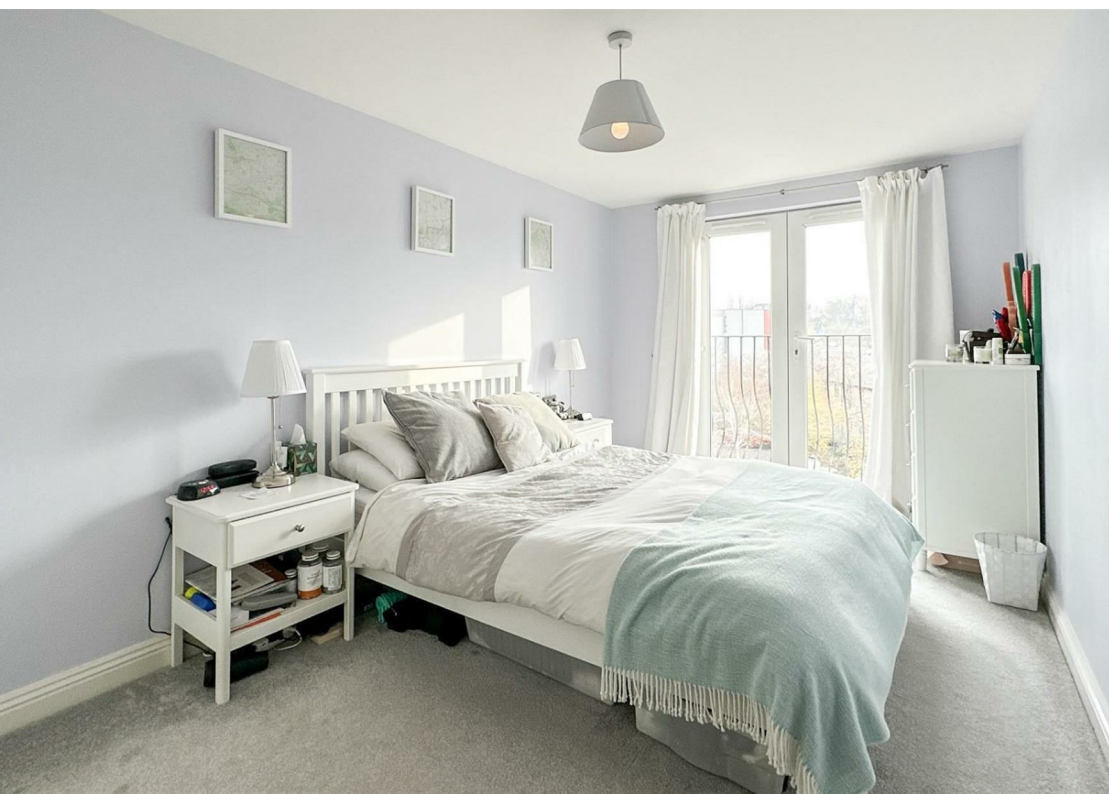
COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9132-2886-7825-9403-8161>





FLOOR SPACE
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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>



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.

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