



Abel Yard, The Gateway, Bristol, BS1 6ZP

- Fourth Floor
- EPC Band B
- Open Plan Kitchen/ Living
- Superb Location
- Modern Finish
- No Chain
- Built In Appliances
- Courtyard Outlook
- Close To City Centre
- Low Running Costs

£285,000



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DESCRIPTION

Hunters offer to the market this well presented one bedroom fourth floor apartment in the desirable Wapping Wharf in the 'Abel Yard' development. Having been occupied by the present vendor since the property was built its sure to prove perfect for any first time buyer or investor looking for a spacious flat in this superb location.

Access is via a secure entrance, once you're in the flat you'll notice the large entrance hall, which offers two built in cupboards. There is a double bedroom boasting built in wardrobe and floor to ceiling window. There is a three piece bathroom which is tiled throughout. The standout feature of the flat is the open plan kitchen/ diner, which overlooks the communal courtyard. Abel Yard itself offers a communal garden space, secure bike & bin store, further benefits include a telecom entry system.

Wapping Wharf sits in the heart of Bristols vibrant waterfront, since its redevelopment Wapping wharf is famed for its vast array of independant shops, bars & restaurants. It sits under a miles walk to Bristol City Centre and Temple Meads train station making it popular with young couples looking for a property with everything on the doorstep.

TENURE

LEASEHOLD

Term - 246 years remaining

Maintenance charge - £1,271.36 per annum

Ground rent - £250.00 per annum

Please be aware your legal representative will need to confirm these figures.

COUNCIL TAX BAND

A

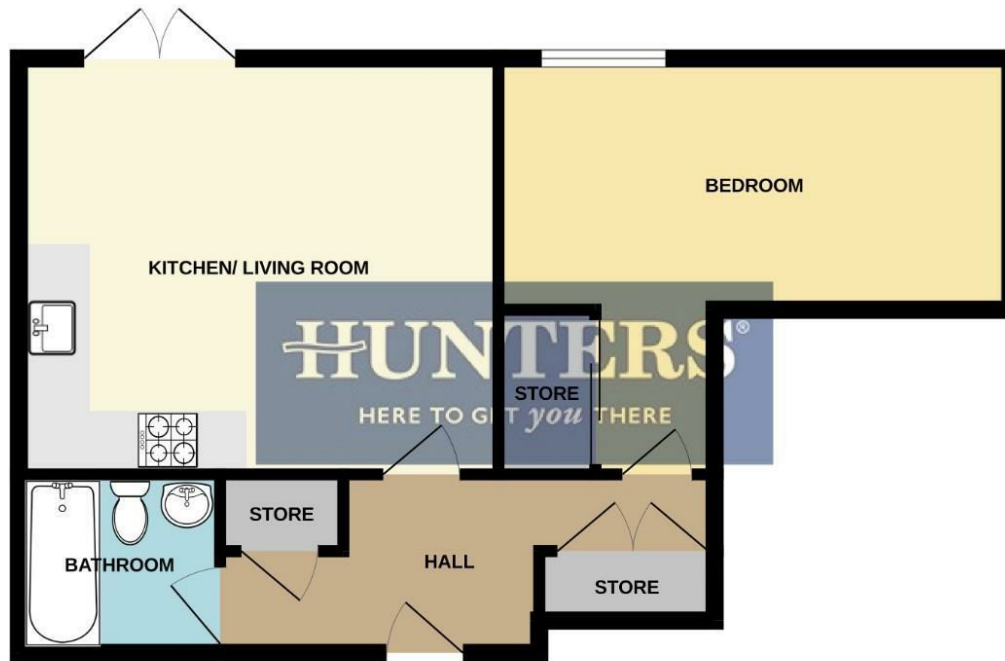
EPC BAND - B - Please see below link for full EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-9430-4139-1579-0226>





FOURTH FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550sq.ft. (51.1 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.

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.