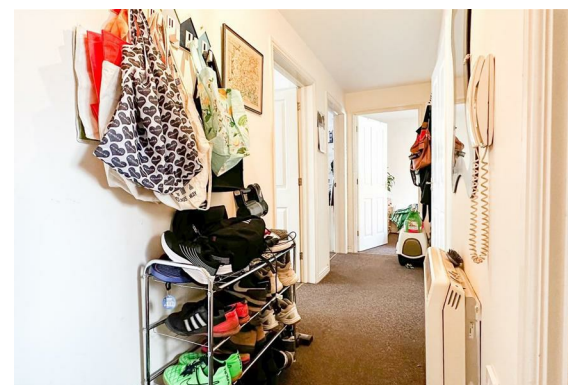




Bristol South End, Bristol

- Allocated Parking
- Low Running Costs
- Electric Heating
- Overlooking Playing Fields
- 0.6 Miles To East Street
- No Chain
- Popular Development
- Ground Floor
- 0.6 Miles To Victoria Park
- 1.3 Miles To Temple Meads

£235,000

HUNTERS®

HERE TO GET *you* THERE

Bristol South End, Bristol

DESCRIPTION

Hunters are thrilled to present this two bedroom ground floor apartment sitting in the ever popular Bristol South End development just off of St Johns Lane, Bedminster. This particular apartment overlooks the 'Broad Plain' rugby pitch and is offered with no onward chain.

Accessed via a shared hallway the apartment offers a spacious living room overlooking the rugby field as does the largest bedroom. The kitchen sits a the rear overlooking the shared garden area, as does the secondary bedroom. The bathroom is fitted with a white three piece suite whilst outside there is an allocated parking space behind the flat.

Bristol South End sits just off St Johns Lane, which offers a range of amenities such as a convenience store and barbers, there are also numerous bus stops. The apartment itself sits 0.6 mile walk to both East Street and the pretty Victoria Park, whilst Temple Meads station sits just a 1.3 mile walk away.

COUNCIL TAX BAND;
A

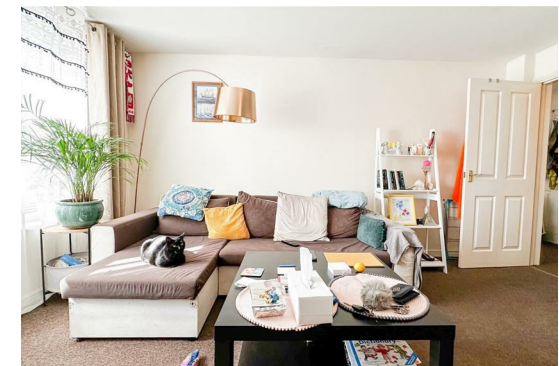
EPC Band - C (old report has expired) - Please see below link for old report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8159-6420-9999-0034-3906>

TENURE;
Leasehold

LEASEHOLD DETAILS;
155 years from 2003

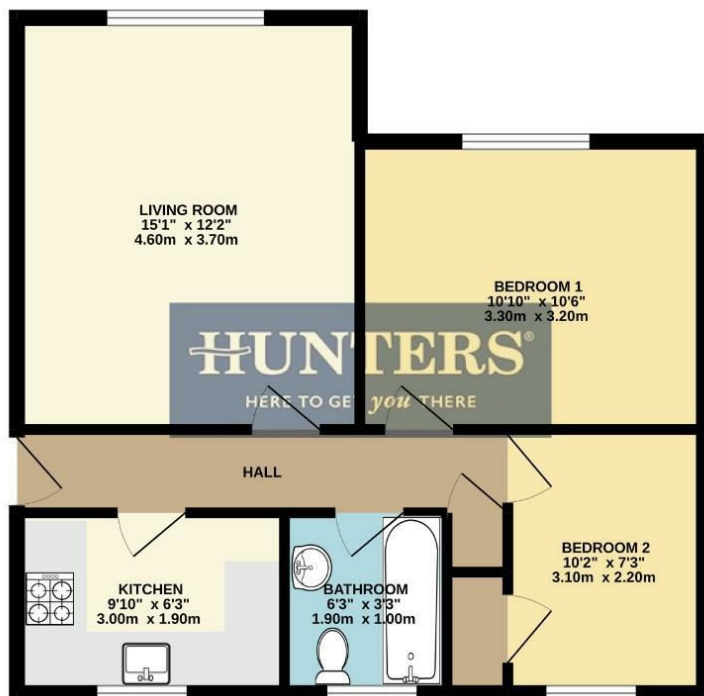
MANAGEMENT FEE;
£803.00 per annum

GROUND RENT;
£110 per annum





GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.
While 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 misstatement. 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 Metropac C2022

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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