



87 HIGH STREET  
BITTON  
BRISTOL  
BS30 6HQ  
£199,950



GREGORYS  
ESTATE AGENTS

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN CAN BE FOUND THIS CONTEMPORARY ONE BEDROOM TOP FLOOR APARTMENT.**

**Perfectly positioned between Bath & Bristol in the desirable village of Bitton, the property is ideal for those wanting convenient city links whilst enjoying a quiet village lifestyle.**

**Constructed by Messrs Linden Homes circa 2017, this modern home boasts enviable ceiling heights & ample natural light throughout. The apartment welcomes with entrance hall leading to a spacious Lounge/Kitchen to the front aspect, boasting premium finishes such as engineered wood flooring & stone work surfaces. To the rear of the apartment, a good sized bedroom can be found, complete with full height fitted wardrobes. Finally, a modern three piece bathroom with shower over bath complete the internal arrangement.**

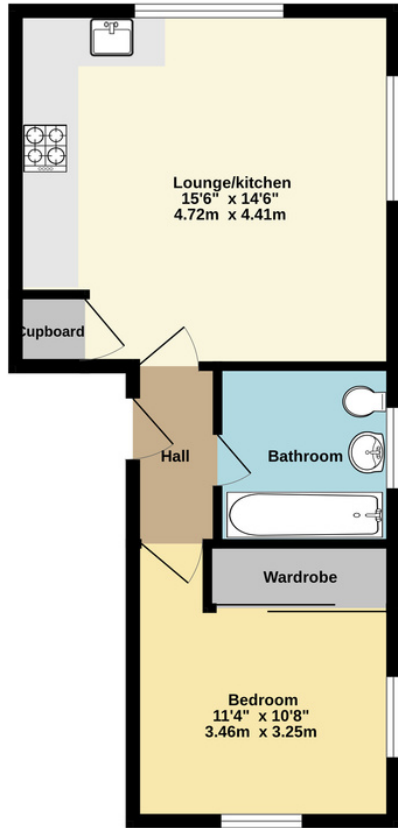
**The property benefits from an allocated parking space to the rear of the building, whilst ample visitor parking can be found nearby.**

**In our opinion this excellent offering lends itself to first time purchasers or investors alike.**





Upper Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 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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## Energy performance certificate (EPC)

87, High Street Bitton BRISTOL BS30 6HQ	Energy rating	Valid until:	12 June 2028
	<b>B</b>	Certificate number:	9578-7063-7306-5278-3974

Property type	Top-floor flat
Total floor area	39 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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