





## West Street, BS3

A purpose built one bedroom flat with secure parking located within walking distance to North Street and East Street. The flat would make a great first home or buy-to-let investment and is available with no onward chain.

### ACCOMMODATION

Lounge

Kitchen

Double bedroom

Bathroom

Secure parking

No Onward Chain

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## DESCRIPTION

A surprisingly spacious one bedroom purpose built flat located in Bedminster and within walking distance of local shops, public transport links and areas of public open space.

One of the advantages of the property is the fact that it is within walking distance to North Street and East Street, both of which are popular destinations for those looking for independent shop and eclectic shops as well as those offering day to day requirements. North Street is famed for its mix of cafés and bars and is a favourite haunt for those looking for a meal out or drinks in the evening.

Upon arrival at the property steps lead to the communal front door, once inside the building take the stairs to the first floor until you reach the front door of the flat.

Once inside the flat you are greeted by the hallway, this leads to the bedroom, the lounge and the bathroom, there is also a handy storage cupboard with the hallway.

The bedroom within the flat is a good size and is a comfortable double room, a window overlooks the front of the building.

The lounge is also a well-proportioned room and benefits from a window overlooking the front. There is also open access from the lounge to the kitchen, this offers a modern open plan feeling to the room.

The kitchen is fitted with a range of wall and floor cupboards and also includes an integrated oven and electric hob as well as plumbing for a washing machine and space for a fridge/freezer.

The family bathroom with a bath with shower over, WC and wash hand basin completes the accommodation on offer within the flat.

Externally there is a secure parking area, the property has access to a space within the secure parking area.





## SITUATION

Located within walking distance of the popular and vibrant North Street and East Street with their array of cafés, bars and independent this home will no doubt appeal to first time buyers and property investors alike.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 7 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold, balance of 125 years remaining. £840.00 service charge. Ground rent £112.00. Services - Mains water, mains gas, mains electricity. Postcode – BS3 3LH. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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