



French Yard, Bristol

A stunning top floor apartment in the desirable 'Flour House' situated within The General development

£495,000

Council Tax: D



French Yard, Bristol

DESCRIPTION

Hunters are pleased to offer this spacious two bedroom, two bathroom top floor apartment in the desirable Flour House, which forms part of The General development. Offered with no onward chain presented beautifully throughout its sure to prove perfect for anyone looking for a low maintenance and modern apartment.

Access to the flat is granted by either a flight of stairs or lift, which will take you to the fourth floor. Upon entering there is a large hallway, which affords access to all the rooms including the handy airing cupboard. The open plan kitchen/ living space boasts a modern kitchen, with all built in white goods. Its a lovely open space thanks to its multiple windows and dual aspect, there is even two set of french doors, one of which opens to the balcony. The largest bedroom boasts an ensuite shower room, built in wardrobe and its own balcony, whilst the second bedroom offers a neat light box which overlooks the development. Finishing off the internal accommodation is the three piece bathroom, which is tiled throughout. Further benefits to this beautiful apartment include both an allocated, secure parking space and telecom entry system.

Flour House sits on the corner of the desirable 'General' development, converted in 2019 by City & Country the development launched in high esteem and has been sought after ever since. There are a number of amenities on site to include a gym, and two popular restaurants, whilst the vibrant Wapping wharf sits just 0.3 miles away. Temple Meads station sits just half a mile away and provides rail links directly to London.

TENURE

Leasehold

Lease Term - 167 years remaining

Ground Rent - £250.00 (annually)

Maintenance Charge - £3,000.00 (annually)

COUNCIL TAX BAND

D

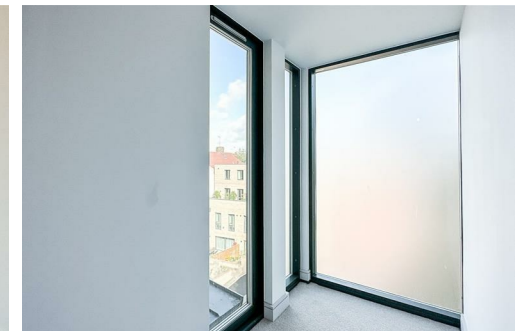
EPC BAND - B - Please see below for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8288-7339-6139-3546-8926>

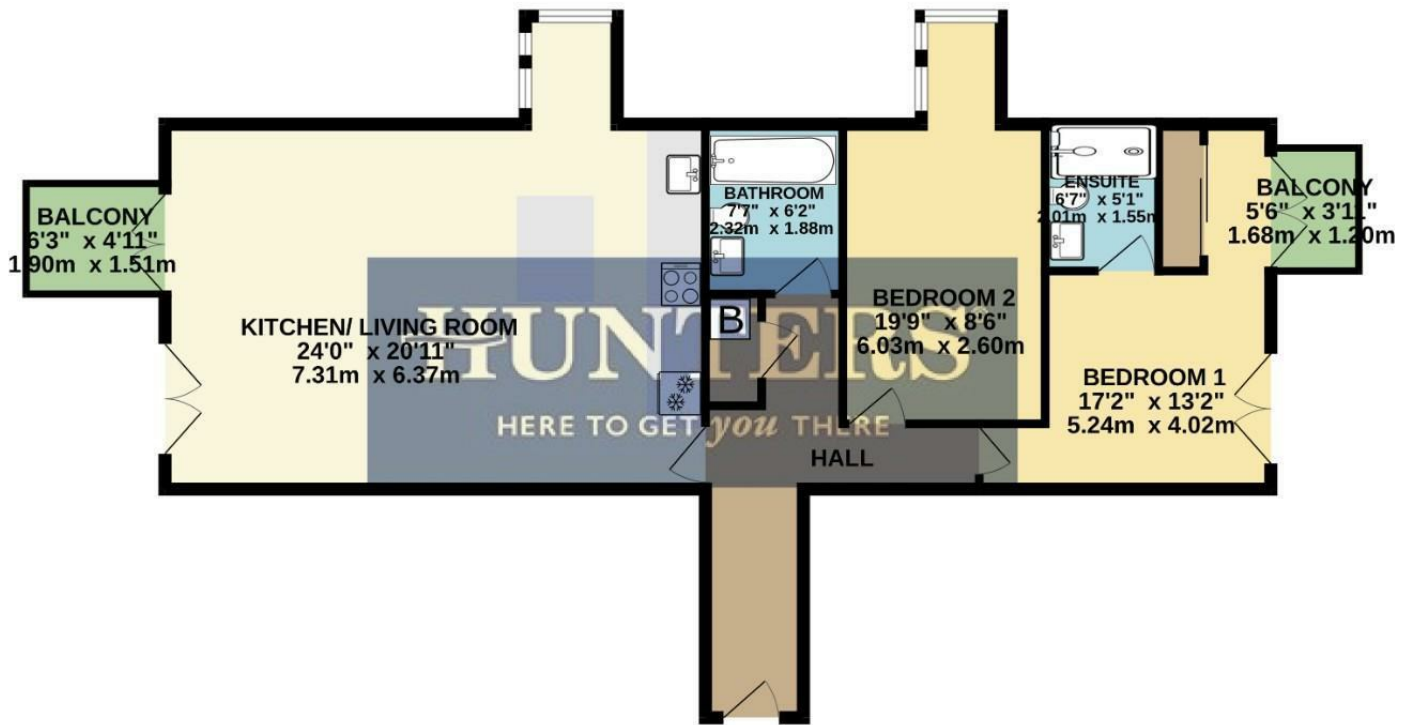
kitchen/ living room
23'11" x 21'2"

bedroom one
17'9" x 13'2"

bedroom two
19'9" x 8'6"







TOTAL FLOOR AREA - 913sq ft (84.8 sq m) approx

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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