



Cromwell Street, Bristol

- Top Floor Apartment
- Allocated Parking Space
- Low Running Costs
- Gas Central Heating
- 0.5 Miles To North & East St

- Light & Airy Throughout
- Modern Development
- Bike Store
- uPVC Double Glazing
- 0.5 Miles To Parson St Station

£215,000

HUNTERS[®]

HERE TO GET *you* THERE

Cromwell Street, Bristol

DESCRIPTION

Hunters BS3 are pleased to offer this one bedroom top floor apartment in the popular 'Linden Quarter' development, sitting just off West Street.

Internally the apartment is light & airy throughout due to being located on the top floor, there are also ample windows in both the living room and bedroom. The spacious kitchen/ living room offers a modern kitchen, with space for washing machine and fridge/ freezer whilst the bathroom is fitted with a white three piece suite.

The bedroom offers an integral wardrobe, there is also a handy storage cupboard in the hallway. Outside, you have access to the communal bike store, there is also an allocated parking space. Please call Hunters BS3 for an internal viewing.

Linden Quarter sits just off West Street Bedminster, known for its range of amenities nearby and great access links to the rest of the city. Parson Street station sits half a miles walk away, and for those requiring Temple Meads this sits 1.3 miles away. Both North Street & East Street are a little over 5 minutes walk away and there are some great outdoor spaces just a couple of minutes walk away.

TENURE

Leasehold

CHARGES & FEES

We understand from our vendor the following charges and lease arrangements apply;

Term of lease - balance of 125 years from December 2006

Maintenance Charge - £765.00 per annum

Ground Rent - £200 per annum

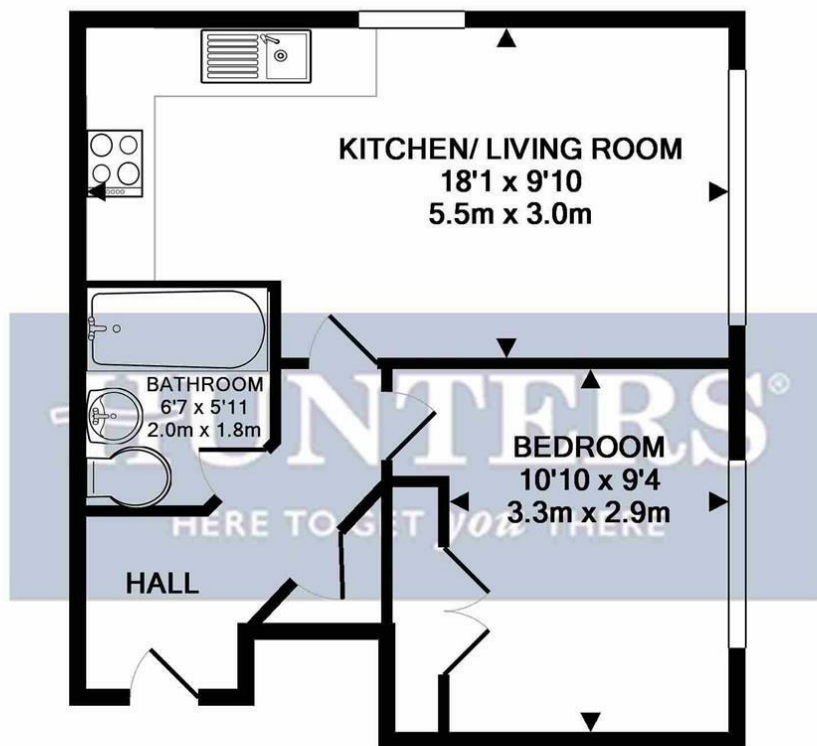
COUNCIL TAX BAND

A

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/7508-2007-6218-8566-3980>





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

HUNTERS
HERE TO GET *you* THERE