

Norfolk Place, Bristol

- Fifth Floor
- Lovely Modern Kitchen
- Popular Development
- 0.2 Miles To North Street
- 0.6 Miles To Wapping Wharf
- No Onward Chain
- Exposed Brick Walls
- Two Double Bedrooms
- 0.4 Miles To Victoria Park
- 1.1 Miles To Temple Meads

£290,000

Tenure: Leasehold

HUNTERS®

HERE TO GET *you* THERE

Norfolk Place, Bristol

DESCRIPTION

Hunters present to the market this stunning two bedroom fifth floor apartment in the ever popular 'Robinson Building' development. Offered to the market with no onward chain the apartment is sure to prove ideal for any first time buyer or investor looking for a quirky and rare opportunity.

The apartment offers two double bedrooms, one of which offers a dual aspect. There is also modern bathroom offering a three piece suite which is tiled throughout. There is a handy airing cupboard offering plumbing for a washing machine. The standout feature of the apartment is the living space, its a lovely open plan room with a modern fitted 'Pepper' kitchen, and two large opening windows taking in the views over the south of the city.

The Robinson Building sits at the top of East Street, Bedminster close to a host of amenities including great access links (Temple Meads station is just over a mile away) and a range of pubs, bars & independent shops on East Street, Bedminster Parade & the vibrant North Street which is situated just 0.2 miles away.

TENURE

Leasehold

Balance of a 999 year lease from 2010

Ground rent - £250.00 per annum

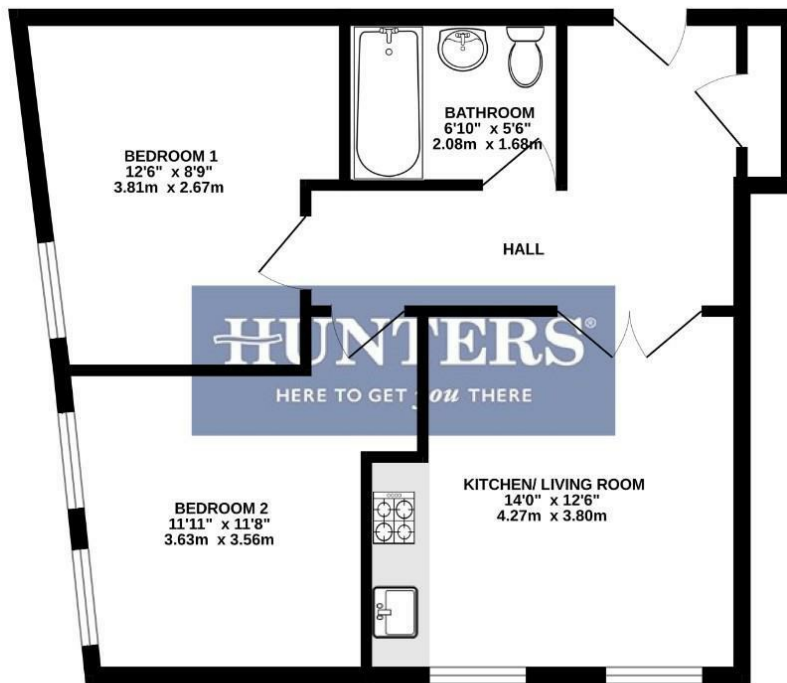
Maintenance charge - £2,917.14 per annum

COUNCIL TAX BAND

B



FLOOR SPACE
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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 is given as to their operability or efficiency can be given.
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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>



Council Tax: B

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
			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

