



## West Street, Bedminster, Bristol, BS3 3NB

- Top Floor
- No Onward Chain
- Secure Store
- Split Level Living
- Private Balcony
- Allocated Parking Space
- Superb Development
- 'Chessels' Location

**£325,000**



# West Street, Bedminster, Bristol, BS3 3NB - £325,000

## DESCRIPTION

Hunters BS3 are excited to offer to the market this exceptional two bedroom top floor flat in the 'Plough & Windmill' development, being offer with no onward chain. Having only been converted a few years ago by a local developer we are happy to offer what is arguably the most desirable apartment in the development that offers both ample living and bedroom space.

Internally the flat offers a great open plan living/ kitchen area boasting a modern kitchen fitted with integral appliances and sliding doors that open to the balcony which overlooks the city, the Clifton Suspension bridge & Ashton Court estate.

Occupying the top floor its on a split level, with the two double bedrooms occupying the eaves space. The bathroom is a great size and offers a utility cupboard that offers the gas central heating boiler and plumbing for a washing machine, its fitted with a three piece suite to include a WC, wash hand basin and full length bath with shower over. Further benefits include an allocated parking space, and use of your own lockable bike and bin store.

The apartment is sure to prove ideal for any couple or professional looking for a well maintained, low maintenance and high quality flat in this desirable location. Please contact our office for more information or to arrange a viewing.

### TENURE

Leasehold

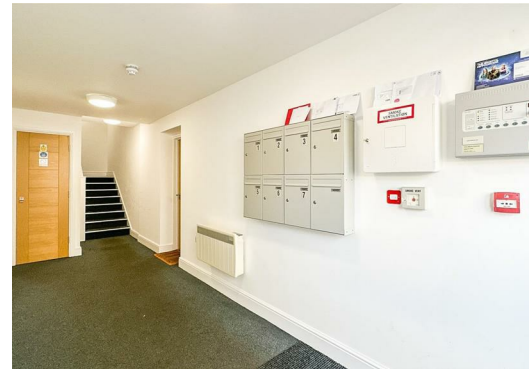
Ground rent - £225.00 per annum

Maintenance charge & sinking fund - £1,231.52

Lease Term - 244 years remaining

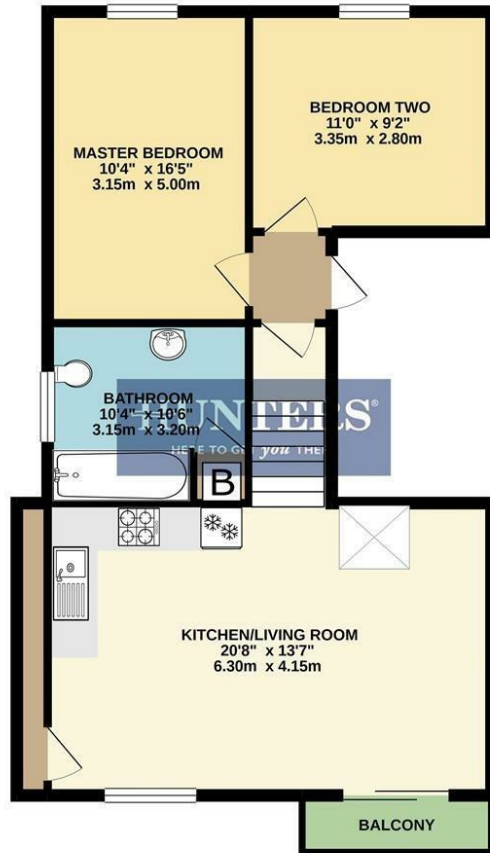
### COUNCIL TAX BAND

B





GROUND FLOOR  
686 sq. ft. (63.7 sq. m.) approx.



TOTAL FLOOR AREA : 686 sq. ft. (63.7 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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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto: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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

