

4-6 Victoria Street, , Bristol, BS1 6BN

- Superb City Centre Apartment
- No Chain
- Council Tax Band B
- Three Piece Bathroom
- Modern Kitchen & Bathroom
- Small Development
- Low Running Costs
- Two Double Bedrooms
- Close To Bristol City Centre
- 602 sq ft

Asking Price £285,000



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DESCRIPTION

This city maisonette is nestled in Bristol's vibrant center. It's conveniently located and comes with no onward chain, making it a great option for first-time buyers or investors seeking a low maintenance apartment.

Spread across the second and third floors of a Grade II listed development, this apartment offers a peaceful retreat at the rear of the building. On the entrance floor, there's a spacious kitchen/living area and a three-piece bathroom. Upstairs, you'll find two spacious double bedrooms, each with plenty of natural light.

'Victoria Apartments' sits on Victoria Street, an area that's popular with young professionals wanting to be close to all that Bristol has to offer, the vibrant waterfront is less than a 10 minute walk away, whilst Temple Meads station is a little over 10 minutes away.

TENURE

Leasehold

Ground rent - £0

Maintenance Charge - £156.00 per month

COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2710-4150-2522-6685>

living area

15'1" x 8'10"

kitchen

11'9" x 8'6"

bathroom

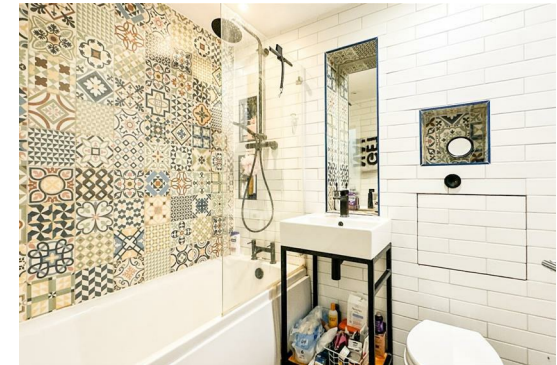
6'5" x 5'10"

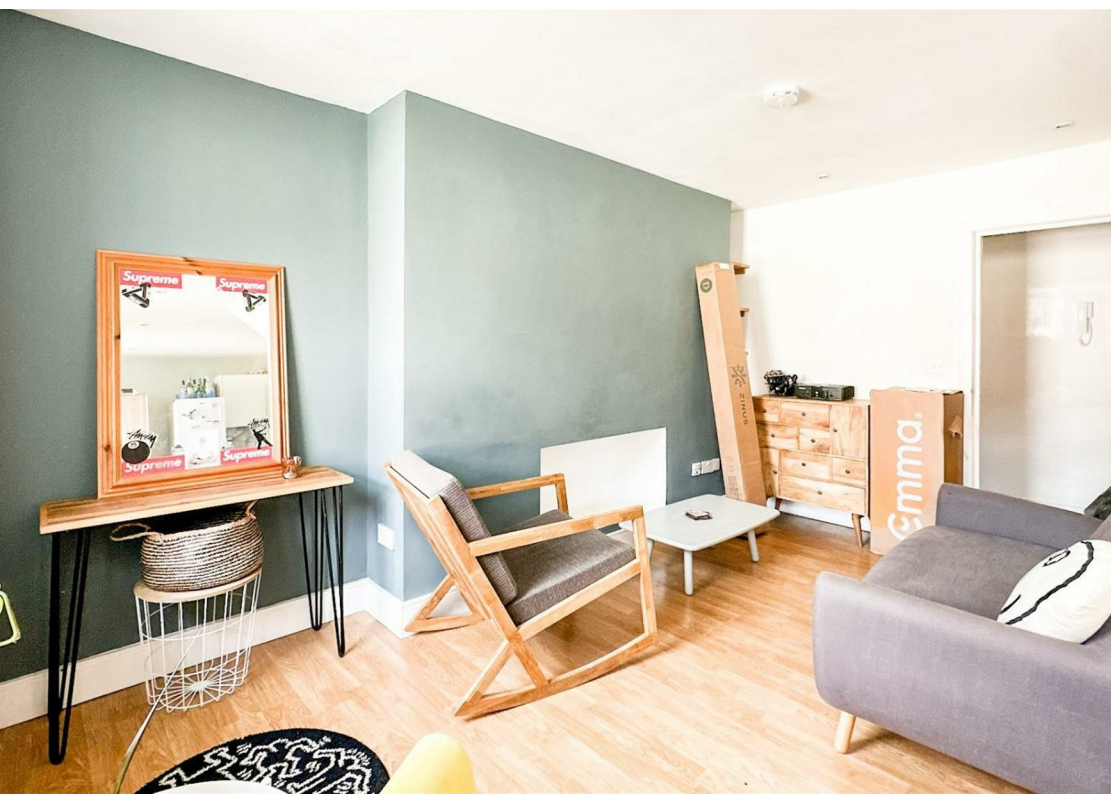
bedroom one

15'1" x 8'6"

bedroom two

11'9" x 15'1"





FIRST FLOOR

SECOND FLOOR



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, 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.



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		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.

