



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

- Top floor
- two double bedrooms
- Long lease - 979 years remaining
- ideal for first time buyers or investors
- EPC band - C
- No onward chain
- Low running costs
- superb location
- council tax band B
- secure bike store

**£240,000**



# West Street, Bedminster, Bristol, BS3 3NB - £240,000

## DESCRIPTION

Hunters BS3 are excited to offer to the market this great two bedroom top floor flat on the edge of the desirable 'Chessels'. Being offered with no onward chain, its sure to prove ideal for any first time buyer or investor looking for a spacious, low running cost apartment in this superb location.

Internally the flat offers a great open plan living/ kitchen area and two double bedrooms, both boasting built in wardrobes. The bathroom is fitted with a three piece suite whilst there is a secure bike store on the ground floor. The apartment is sure to prove ideal for any first time buyers or investors looking for a low maintenance apartment in this desirable location.

190b West Street sits on the edge of 'The Chessels' an area thats popular with young couples and professionals looking for access into central Bristol and Temple Meads Station. There are a range of amenities along West Street whilst the popular and vibrant North Street sits about a 10 minute walk away. Please contact our office for more information or to arrange a viewing.

### TENURE

Leasehold

Ground rent - £0 per annum.

Maintenance charge - £720.00 per annum.

Lease Term - 979 years remaining.

### COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2116-9602-8131-6065-7612>

### kitchen/ living room

17'7" x 11'10"

### hallway

11'10" x 5'4"

### bedroom one

11'5" x 10'7"

### bedroom two

11'8" x 8'7"

### bathroom

6'11" x 5'6"







FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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.

## 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<br>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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