



Cromwell Street, , Bristol, BS3 3NP

- Superb Top Floor Apartment
- No Chain
- Tucked Away Location
- Ensuite shower Room
- Low Running Costs
- Just Off West Street
- Allocated Parking
- Gas Central Heating
- Worcester Combination Boiler

£275,000

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DESCRIPTION

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

Internally the apartment is lovely and light throughout due to being located on the top floor, there are dual aspect windows in the kitchen/ living space which also boasts a modern set of units and an updated Worcester combination boiler. The bedrooms both afford built in wardrobes whilst the master offers an ensuite shower room. The bathroom is fitted with a three piece suite and 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 - £1,224.10 per annum

Ground Rent - £200 per annum

COUNCIL TAX BAND

B

EPC BAND - TBC

kitchen/ living room

18'0" x 12'11"

bedroom one

9'8" x 9'1"

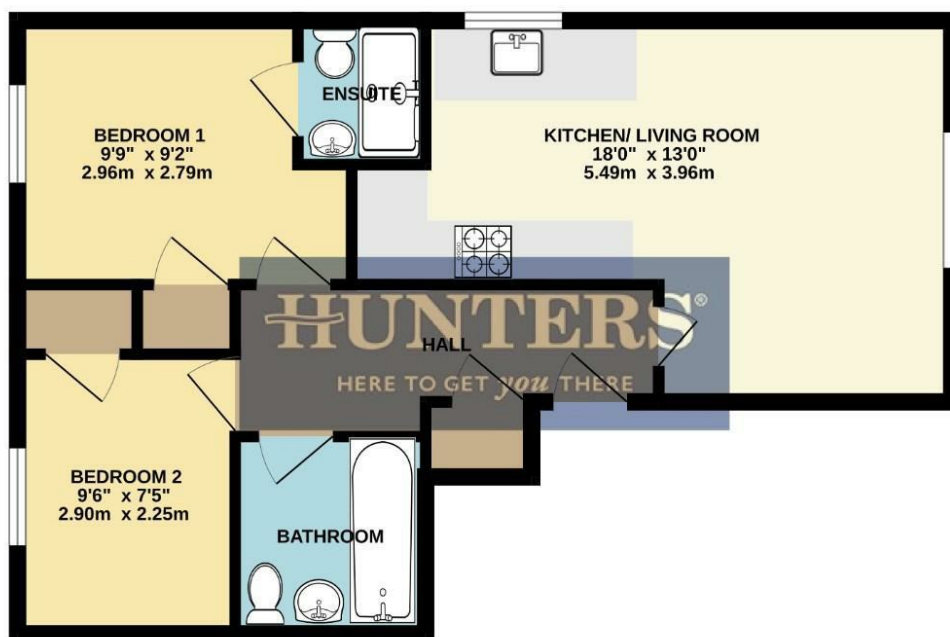
bedroom two

9'6" x 7'4"





FLOORPLAN
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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 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.



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