

## 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

**Guide Price £260,000**



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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 215 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"

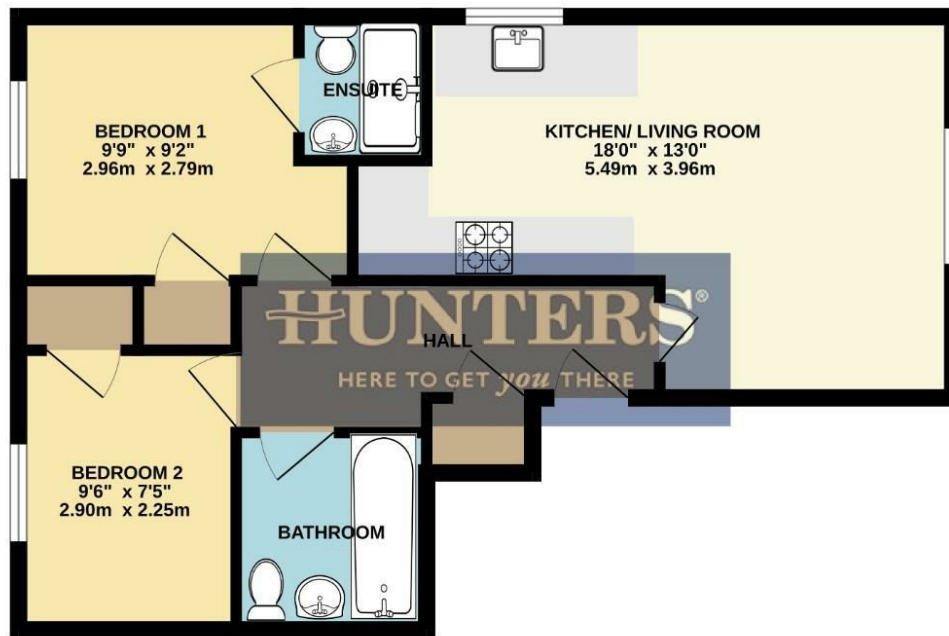
#### bedroom two

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](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 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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