

## Bedminster Parade, Bristol

- Unique Property
- Three Floors
- Modern Kitchen + Bathroom
- Grade II Listed
- One Bedroom
- Low Running Costs
- Rare To The Market
- Electric Heating

**£230,000**

**Tenure: Leasehold**



# Bedminster Parade, Bristol

## DESCRIPTION

Hunters offer to the market this unique and characterful one bedroom apartment in the popular Grade II listed 'Old police station' section of St Peters Court development. Sitting at the bottom of Bedminster Parade the apartment offers a rare opportunity to secure a unique property in this prime location.

Offering gated access off New Charlotte Street the property overlooks Bedminster Parade. Its accessed via a shared hallway. Sitting in the tower the accommodation is spread over three floors, with the ground floor offering the bedroom and large storage cupboard. Upstairs there is a modern kitchen boasting dual aspect windows and skylight, whilst the bathroom boasts a three piece suite. On the top floor sits the large mezzanine living room, which too offers a skylight. Further benefits include no onward chain, making it perfect for either a first time buyer or investment purchase.

St Peters court sits at the bottom of Bedminster Parade, just a stones throw from Redcliffe roundabout. There are a vast range of amenities on Bedminster Parade to include the popular 'Bristol Loaf' and Asda superstore. You'll find Wapping Wharf & Victoria Park just a 0.5 mile walk whilst Bristols vibrant waterfront sits just 1.1 miles away.

AGENTS NOTE;  
Please note St Peters court has a valid EWS1 form & FRA.

TENURE;  
Leasehold

LEASE DETAILS;  
999 years from 2005  
£NIL Ground rent  
£2,036.14 maintenance charge per annum

COUNCIL TAX BAND;  
B

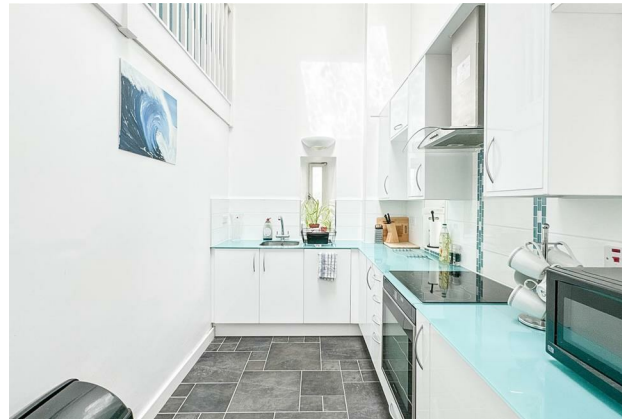
EPC BAND - TBC - EPC has been ordered.

mezzanine living  
9'5" x 12'2"

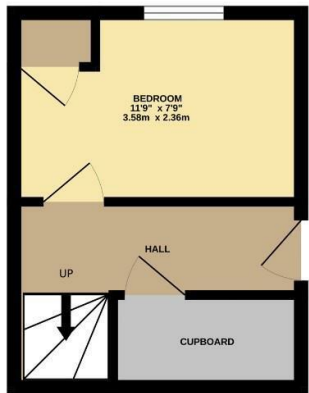
kitchen  
12'4" x 6'4"

bedroom  
11'8" x 7'8"

bathroom  
8'4" x 5'3"



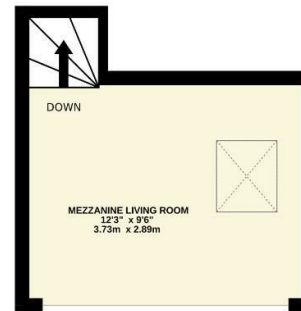
GROUND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



1ST FLOOR  
184 sq.ft. (17.0 sq.m.) approx.



2ND FLOOR  
120 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE