



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

- Ground Floor
- Allocated Parking Space
- Ensuite Shower Room
- Close To South Street Park
- EPC Band C
- Superb Location
- Excellent Condition

**£275,000**



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## DESCRIPTION

Hunters BS3 are thrilled to offer for sale this beautifully presented two bedroom ground floor apartment in the popular Chessel Mews development, just off West Street.

Having only been constructed in 2006, the property has been further enhanced to include an updated kitchen and tasteful decoration throughout. This is the largest apartment in the development and boasts great sized living accommodation and bedrooms, there is even the benefit of an en suite to the master bedroom and an allocated parking space.

### LEASE ARRANGEMENTS & CHARGES

We believe the lease to be the remainder of 999 years from the 1st January 2005.

Ground Rent - £270.00 per annum

Maintenance Charge - £900.00 per annum

### COUNCIL TAX BAND

B

EPC BAND - C - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0840-2825-7923-9726-5671>

living room/ Dining room

17'4" x 11'5"

kitchen

14'5" x 6'10"

bedroom one

11'5" x 11'1"

bedroom two

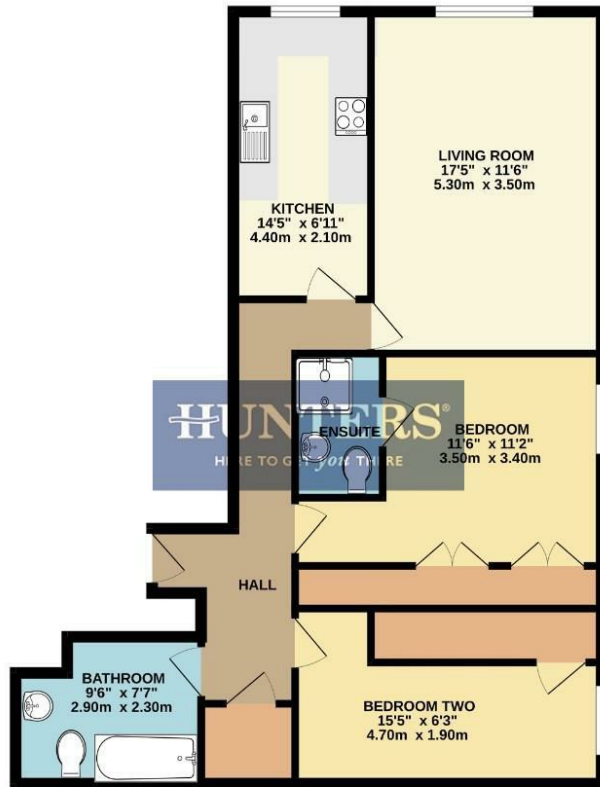
15'5" x 6'2"

bathroom

9'6" x 7'6"







TOTAL FLOOR AREA: 834 sq ft (77.4 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-measurement. 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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