



Cumberland Road, , Bristol, BS1 6UQ

- Large Terrace
- Secure Undercroft Parking
- New Boiler
- Low Running Costs
- Ground floor
- Overlooking The Water
- Visitors Bays
- Kitchen with new appliances
- Long lease

Offers In Excess Of £450,000



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DESCRIPTION

Hunters are pleased to present for sale this beautifully appointed two bedroom ground floor apartment in 'The Quays' just a stones throw from the vibrant Wapping Wharf. Offered to the market boasting a superb view of the water its sure to prove perfect for anyone looking for a tasteful apartment in this desirable location.

You access the apartment via the communal hallway as you enter the property there are two good sized storage cupboards. Sitting at the front of the property are the two double bedrooms, whilst the shower room has been recently fitted to boast a large walk in shower with tiled surround. Perhaps the standout feature of the property is the open plan kitchen/ living space, which boasts stunning views over the water, theres a large private terrace perfect for summer evenings. The property has been bought up to date by our present vendor to include a new boiler, new appliances and flooring throughout, there is the benefit of an underground secure allocated parking space too.

TENURE

Leasehold

Balance of a 999 year lease from 1999

Ground rent - £NIL

Maintenance Charge - £1,440.00 per annum.

COUNCIL TAX BAND

B

EPC BAND -







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.
Made with floorplan 52024

Viewings

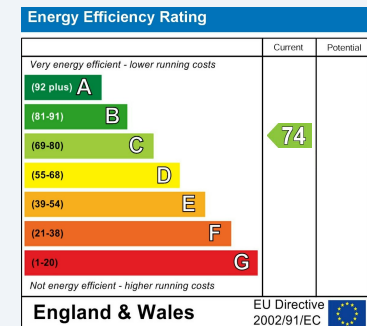
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.