

William Street, Bedminster, Bristol, BS3 4AP

- Secure allocated parking
- New Kitchen & Bathroom
- Low running costs
- EPC Band B
- No Onward Chain
- First Floor
- New uPVC windows
- Superb Location
- Council Tax Band B

Offers In The Region Of £279,950



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DESCRIPTION

Hunters offer to the market this spacious two bedroom first floor apartment sitting in the popular 'Doudney Court' development just a 0.4 mile walk to the vibrant Wapping Wharf. It's perfect for those looking for an investment or a two bedroom apartment filled with natural light to make your home. Situated in this desirable location, a further benefit is that now the development has an 'A' rating EWS1 form.

Accessed via stairs the apartment sits on the first floor, overlooking the outside of the development. Internally there is a large entrance hall affording access to the two double bedrooms and newly installed three piece bathroom. Going through to the large kitchen/ living area, the living space boasts a dual aspect with juliette balcony whilst the kitchen area offers a modern set of units with contrasting worktops. Outside there is a communal bike store, bin & recycling bay whilst the allocated parking space sits just outside the flat.

Doudney Court sits on the outskirts of Bedminster, adjacent to Redcliffe roundabout giving it great access in to the city. Squires Court sits just a 0.4 mile walk to Wapping Wharf, and a 0.5 mile walk to Bristol's vibrant waterfront. For those requiring station access, Temple Meads sits just a 0.7 mile walk away. This particular apartment affords an allocated parking space which is accessed via a secure locking gate.

TENURE

Leasehold

Lease Term - Balance of a 125 year lease from 2003

Ground Rent - £300.00 per annum

Maintenance Charge - £1,306.00 per annum

EPC Band - B - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2531-0140-2592-3585>

Council Tax Band

B

living/ dining room

18'4" x 13'6"

kitchen

8'0" x 7'3"

bedroom one

13'10" x 8'9"

bedroom two

13'10" x 6'11"

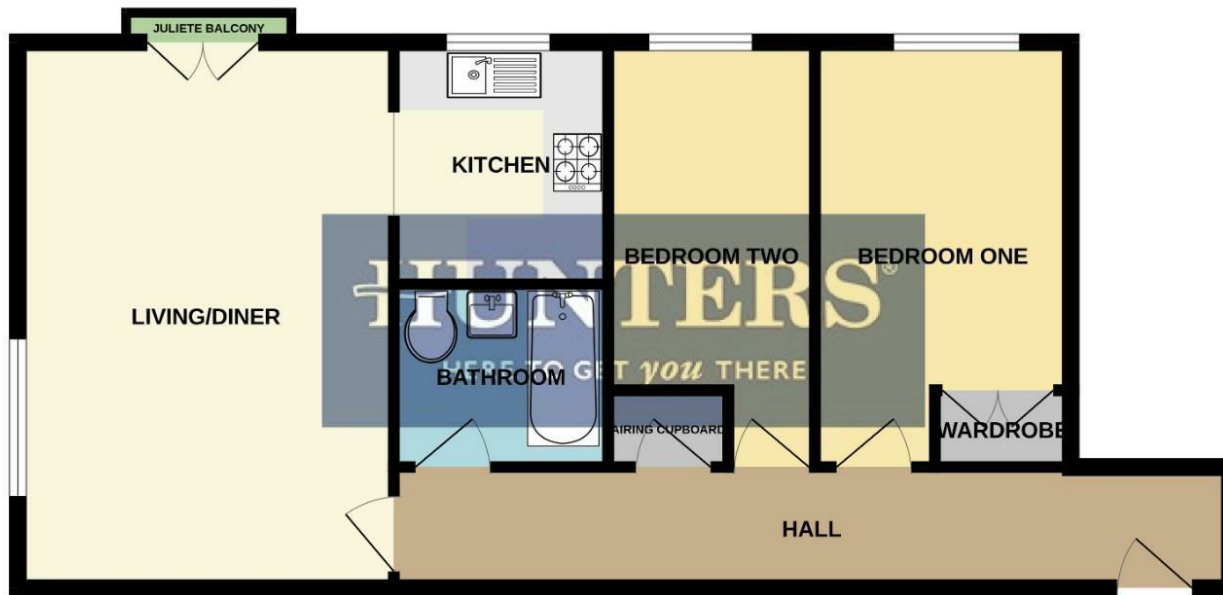
bathroom

7'3" x 6'5"





FLOORPLAN
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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-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.

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

