



Consort House, Factory No. 1, Bedminster, Bristol, BS3 1FU

- Second Floor Apartment
- Superb Location
- Large Kitchen/ Living Space
- No Onward Chain
- Fantastic Finishing touches
- Allocated Parking Space with EV Charger
- Sought After Development
- Master With Ensuite
- Built In Media Wall
- Utility Cupboard

Offers In Excess Of £380,000

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Hunters are pleased to present this immaculate two bedroom, two bathroom apartment in the desirable 'Consort House' which forms part of the Factory No 1 development. Boasting an allocated parking space complete with EV charger & no onward chain its sure to prove perfect for anyone wanting a unique apartment in this superb development.

Constructed in 2022 its sure to prove perfect for any first time buyers or couples looking for a stunning apartment in this central location. The apartment boasts a lovely open plan kitchen/ living room which overlooks the communal garden, complete with recently finished media wall. The kitchen affords built in appliances to include a fridge/ freezer and dishwasher. There are two double bedrooms both of which are fitted with built in wardrobes, there is a three piece ensuite whilst the bathroom offers a contemporary three piece suite and marble effect tiles.



Consort House forms part of the desirable Factory No1 development. Constructed in 2022 by City & Country its an area popular with young couples and first time buyers due to its proximity to central Bristol. For those requiring access links there are a selection of bus stops along Bedminster Parade whilst Temple Meads sits less than a 10 minute walk away. The vibrant Wapping Wharf & North Street offer a selection of bars, shops and restaurants, both of which are less than a 15 minute walk away. Further benefits to the development are that it is pet friendly, and boasts lovely communal gardens.

TENURE

Leasehold

999 year lease from 2022

Maintenance Charge - £3,480.00 per annum

Ground rent - £250.00 per annum



COUNCIL TAX BAND

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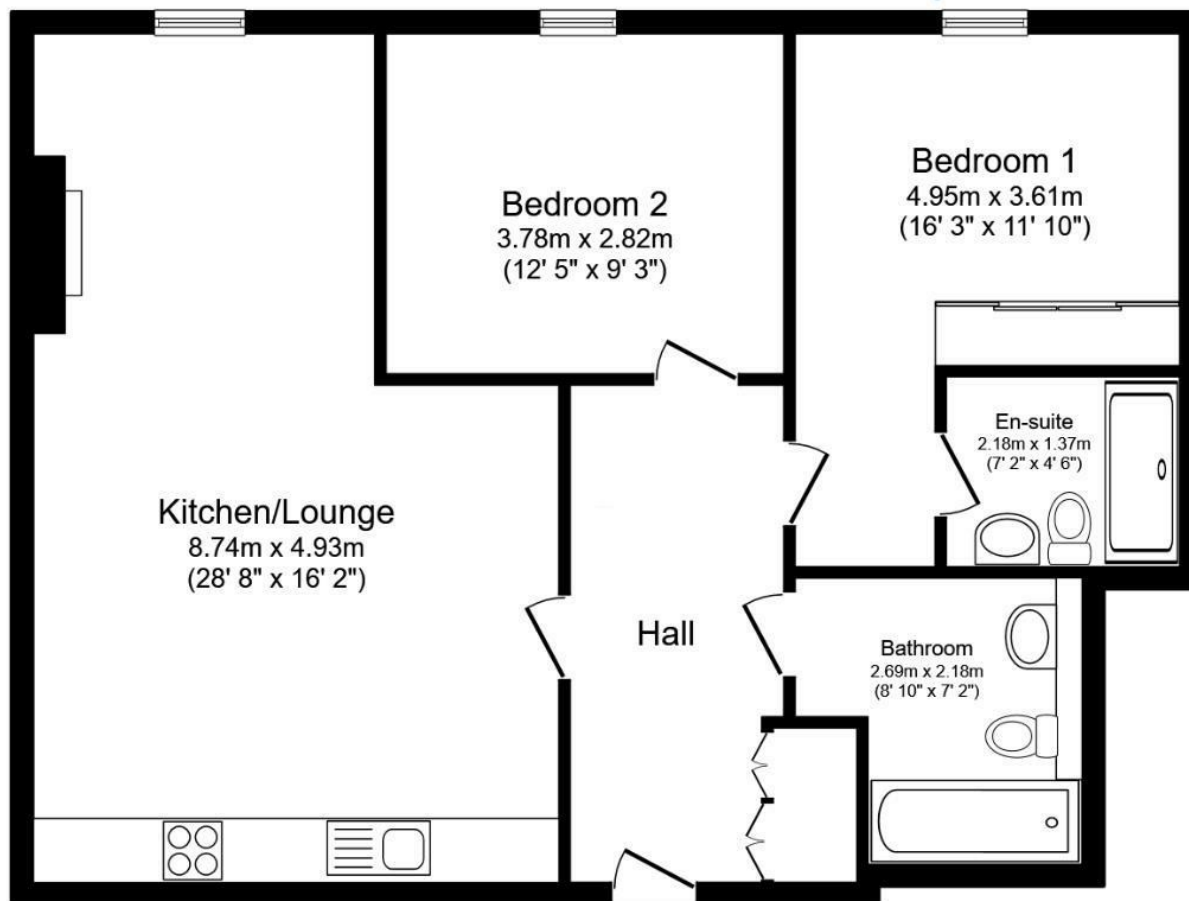
EPC BAND - C - PLEASE SEE BELOW LINK FOR FULL EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8005-1606-3932-7797-0703>



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Floor Plan
Floor area 82.3 m² (886 sq.ft.)

Viewings

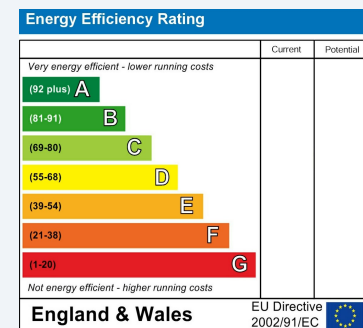
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.