



## Bedminster Parade, , Bristol, BS3 4AQ

- Second Floor Apartment
- Large Living Space
- High Quality Fittings
- Full height windows
- Council Tax Band A
- No Onward Chain
- Modern Kitchen
- Great location
- Electric heating
- EPC Band D

**£230,000**





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## DESCRIPTION

Hunters are pleased to present this superbly presented one bedroom second floor apartment in St Peters Court, Bedminster. Offered with high quality fittings throughout its sure to prove ideal for a first time buyer looking for a 'turn-key' apartment in this superb spot.

You access the flat off Bedminster Parade, an entrance shared with just 8 flats, there is lift & stairs access to all floors. Flat 4 sits on the second floor, and offers great internal accommodation, there is a large open plan kitchen/living room which boasts a modern suite and large floor to ceiling window. The bedroom comfortably fits a double bed, and is complimented by a floor to ceiling window, whilst the bathroom boasts a modern three piece suite with modern tiles.

Tenure-

Leasehold

984 year lease from 2021

Ground Rent - £155.00 per annum

Service Charge - £1,792.34 per annum

Council Tax Band - A

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0398-0932-7382-6281-0984>

**kitchen area**

8'9" x 15'9"

**living area**

14'0" x 13'8"

**bedroom**

12'1" x 9'9"

**bathroom**

6'10" x 5'4"





FLOOR SPACE  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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](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 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.