



Catherines House, Bristol

- Second Floor
- Superb Location
- Two Double Bedrooms
- Constructed 2018
- Open Plan Kitchen/ Living Space
- Excellent Condition
- Modern Fittings
- Lift Access

Offers In The Region Of £275,000

Tenure: Leasehold

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Catherines House, Bristol

DESCRIPTION

Hunters are pleased to present this superbly located two bedroom apartment in the popular Catherines House development in Bedminster. Having been meticulously cared for by the present owner its sure to prove perfect for any first time buyer or perhaps investor looking for a well presented property in this superb spot.

You access via the secure communal entrance, where you will also find access to the communal bin store, secure bike store and post boxes. Flat 12 sits on the second floor and you are greeted by the entrance hall which offers a handy storage cupboard. There are two double bedrooms, both of which offer built in wardrobes. The bathroom has been fitted with a modern three piece suite whilst the open plan kitchen/ living space boasts a run of modern units complete with built in appliances. The living space comfortably fits a selection of seating and offers an open outlook.

Catherines House sits at the top of Bedminster Parade, an area which over the years has been the recipient of a huge regeneration project, and now boasts a variety of shops, hairdressers, restaurants and bars. Its popular with first time buyers and renters alike due to its proximity to central Bristol and access links on East Street and Temple Meads station.

TENURE

Leasehold -

Term 250 years from 2018

Ground rent - £200.00 per annum

Maintenance Charge - £2,400.00 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/0998-8926-7319-6118-1954>

Kitchen/ Living Room

17'0" x 15'5"

bedroom one

12'3" x 10'10"

bedroom two

10'10" x 9'0"

bathroom

8'2" x 5'7"



FLOOR SPACE
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (51.0 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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Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



Council Tax:

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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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

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