



The Bank Bushy Park, Bristol, BS4 2AD

£235,000

A WELL PRESENTED & STYLISH flat located in the ever popular 'The Bank' development. The property would make a perfect starter home and comprises a communal entrance walkway, a private entrance hallway, stairs which lead up to an open living area with a high gloss kitchen with an integrated hob, oven and fridge freezer with access onto the balcony, a modern shower room and a double bedroom. The balcony is sizable and offers a great outdoor space to relax with a gin & tonic and even a barbecue. In addition there is a communal bike store, secure access intercom system and communal bin storage.

Local amenities including Fox and West Deli, Acapella, Southside Bar, Bank and Bruhaha Bar serving local craft beers are all close by, as is the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station just a 15 minute walk or 4 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

- 3D INTERACTIVE TOUR
- One Double Bedroom
- Balcony with Amazing Views
- Communal Bike Store
- A Great Starter Home
- The Bank Development
- Open Plan Living Room / Kitchen
- Stylish Shower Room
- Conveniently Located
- Energy Rating - D



Open Plan Living 16'8" x 13'0" (5.09 x 3.98)

Bedroom 11'10" x 7'3" (3.63 x 2.23)

Shower Room 8'6" x 3'11" (2.61 x 1.20)

Tenure - Leasehold

Lease Start Date 17/12/2009

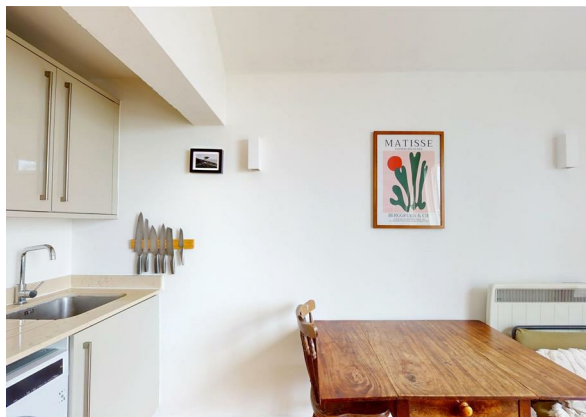
Lease End Date 01/01/3007

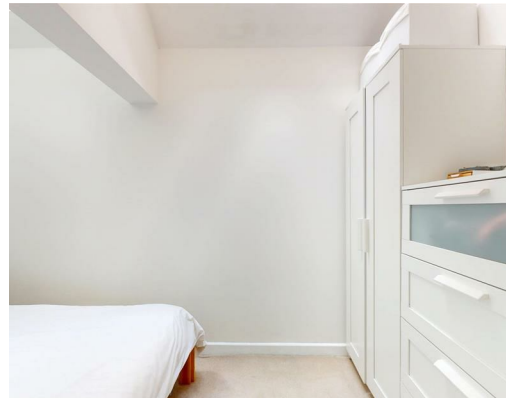
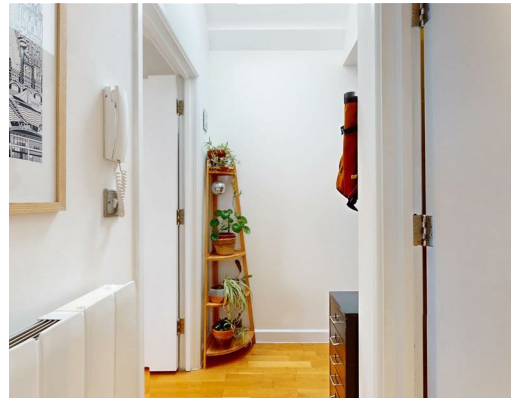
Lease Term 999 years from 1 January 2008

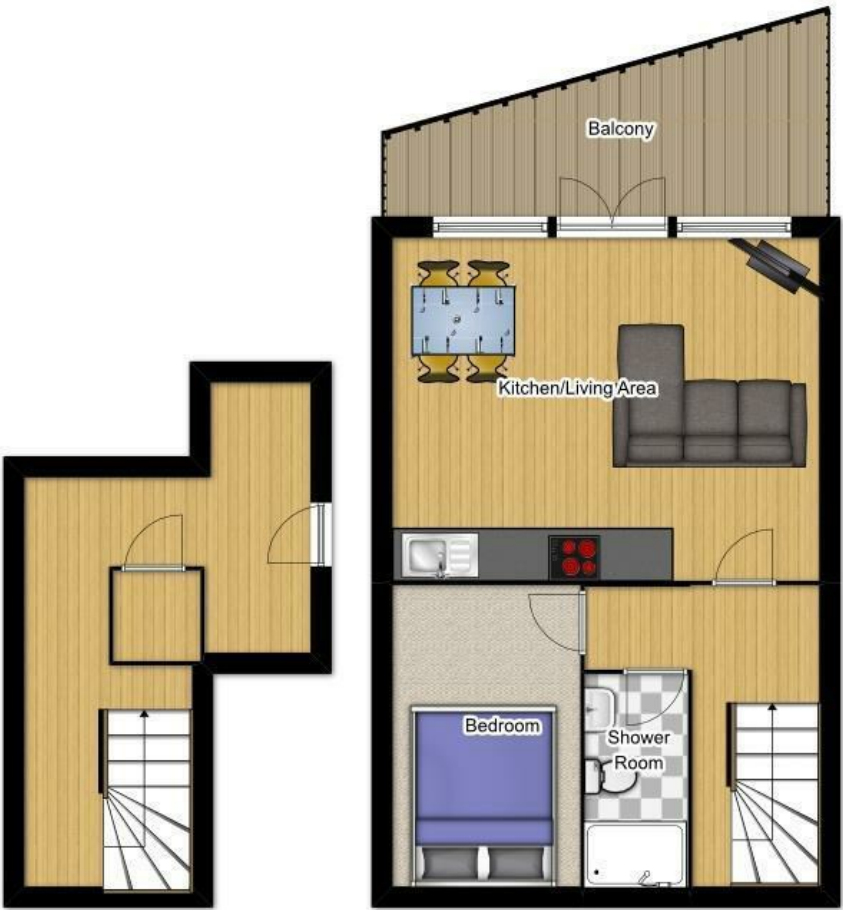
Lease Term Remaining 982 years

Service charge - £111.91 per month

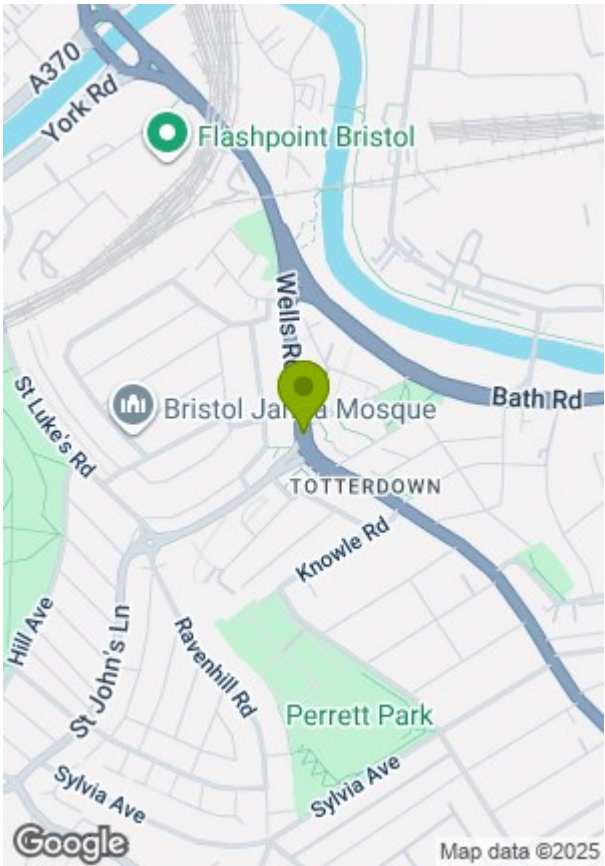
Council Tax Band - A







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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	74	England & Wales	EU Directive 2002/91/EC	61

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