

Connells

Cannon Street  
Bedminster Bristol





### Property Description

A one bedroom first floor apartment in excellent condition throughout, located in the popular area of Bedminster.

Located only a stones throw to North Street, which boasts a variety of independent shops, bars and eateries. Also, within easy access of the City Centre via foot, bike or nearby bus links.

The property features an entrance hall with storage cupboards, spacious lounge/diner, double bedroom with integrated double wardrobe, modern kitchen and bathroom suite.

Perfect if you're first time buyer or BTL investor, also available with NO CHAIN! Viewings are highly recommended to appreciate all this property has to offer.

Council Tax Band: A

Length of lease remaining: 125 years from January 1st 2015

### Kitchen Living

21' 3" x 9' 5" ( 6.48m x 2.87m )

Open plan living with a fitted Kitchen with wall and base units over. electric oven and hob with extractor over. washing machine and fridge freezer.

lounge area- double glazed window to the front, radiator and TV point and wooden floors

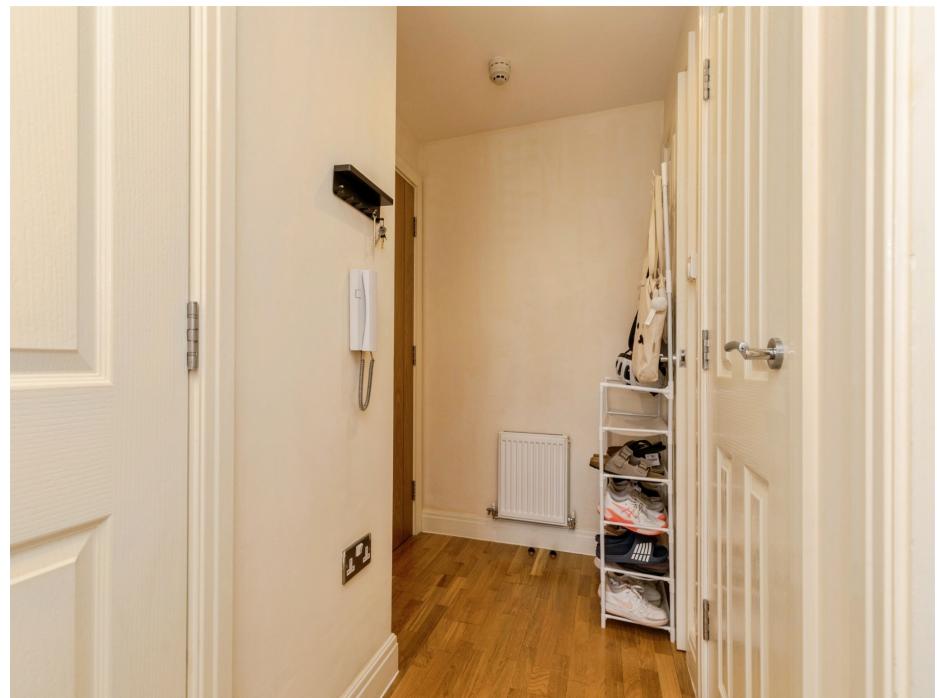
### Bedroom

11' 1" x 9' 3" ( 3.38m x 2.82m )

Double glazed window to the front, radiator and TV point and built in wardrobes.

### Bathroom

White bathroom suite with low level WC, Wash hand basin and panelled bath with shower over. part tiled walls and extractor





To view this property please contact Connells on

**T 0117 966 4278**

**E southville@connells.co.uk**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: C    Council Tax  
Band: A

Service Charge:  
1500.00

Ground Rent:  
100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR311899](http://connells.co.uk/Property/BMR311899)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BMR311899 - 0006