



87 HIGH STREET
BITTON
BRISTOL
BS30 6HQ
£199,950



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS CONTEMPORARY ONE-BEDROOM TOP FLOOR APARTMENT IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS LOOKING TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER.

Perfectly positioned in the desirable village of Bitton, the property offers the best of both worlds — a peaceful village setting with Bath and Bristol both within easy reach, making it a particularly appealing choice for commuters and those looking to enjoy a little more lifestyle between the two cities.

Built by Messrs Linden Homes in circa 2017, this stylish apartment offers generous ceiling heights and an abundance of natural light, creating a bright and welcoming feel throughout. The accommodation opens into an entrance hall, leading through to an impressive open-plan Lounge/Kitchen. Positioned to the front of the building, this sociable space is ideal for relaxing after work, entertaining friends or simply enjoying the flexibility of modern apartment living. Engineered wood flooring and stone work surfaces add a smart, contemporary finish.

To the rear, the well-proportioned bedroom benefits from full-height fitted wardrobes, providing excellent storage without compromising on floor space. A modern three-piece bathroom, complete with shower over bath, completes the accommodation.

Outside, the property benefits from an allocated parking space to the rear, with additional visitor parking available nearby.

With its modern finish, village location, excellent commuter links and no onward chain, this is a fantastic opportunity for anyone looking for a stylish first home that is ready to move straight into — or equally, a sound addition to an investment portfolio.





Upper Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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.
Made with Metropix 1/2024

Energy performance certificate (EPC)

87, High Street Bliton BRISTOL BS30 6HQ	Energy rating B	12 June 2028	
		Certificate number:	9578-7063-7306-5278-3974

Property type	Top-floor flat
Total floor area	39 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-exemptions>

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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