West Street, Bedminster, Bristol, BS3 3NB

- Split Level Apartment
- Chessels Location
- Modern Development
- 0.4 Miles To North Street
- Juliette Balcony
- Secure Bike Store
- Open Plan Living
- Rare To The Market
- Unique Design

£295,000

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HERE TO GET *you* THERE

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Hunters BS3 are thrilled to present this split level two bedroom apartment in the desirable 'Plough & Windmill' development just off the Chessels. Sitting close to the range of amenities on West & North Street the apartment is sure to prove perfect for anyone looking for a unique property in this sought after area.

The apartment offers a large open plan kitchen/ living area complete with Julitette balcony which has great views of the city. The kitchen area offers a modern set of fitted units complete with integrated dishwasher and washer/dryer. There are two bedrooms, both of which will fit double beds. The bathroom is fitted with a modern three piece suite. The development offers each flat a secure bike and bin store and gas central heating.

An internal viewing is strongly advised as properties of this nature in this location are rare, so please contact Hunters to arrange an internal viewing.

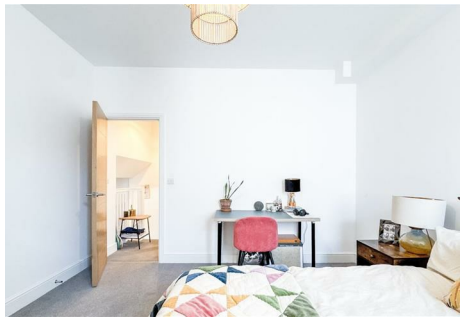
TENURE
Leasehold
Lease Term - 243 years remaining
Ground rent - £224.00 per annum
Maintenance charge - £1,044.00 per annum

COUNCIL TAX BAND
B

EPC BAND - B - Please see below link for EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/8693-7135-5710-8735-4922

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-
https://what3words.com/merit.escape.atomic
Head to what3words website and use 'merit.escape.atomic'

FOLLOW US ON INSTAGRAM FOR PROPERTY NEWS AND DETAILS-
Simply head to Instagram and search Hunters_South
https://www.instagram.com/hunters_south/



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KITCHEN/ LIVING ROOM
22'10" x 14'4"

BEDROOM TWO
14'9" x 8'10"

BEDROOM ONE
14'1" x 12'2"

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

TOTAL FLOOR AREA : 653 sq.ft. (60.7 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

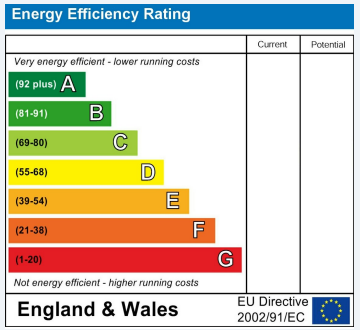
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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