



# 50 Doudney Court William Street, Bedminster

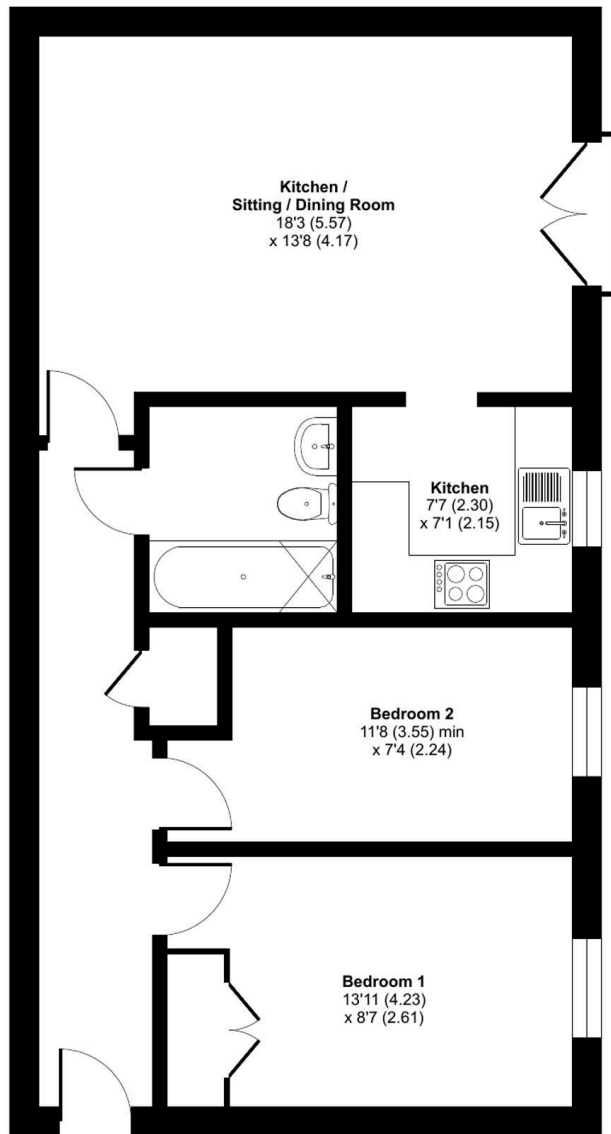
Guide Price £275,000



# William Street, Bedminster, Bristol, Bristol, BS3

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



FIRST FLOOR

## 50 Doudney Court William Street

### Bedminster, Bristol

Positioned quietly at the heart of the city, this beautifully presented 2- bedroom first floor apartment.

The apartment is accessed via the quieter Williams Street, where secure gated entry leads into a private parking area with an allocated space. A further coded entrance opens into a well maintained communal hallway, with stairs rising to the first floor.

Internally, the property is thoughtfully arranged and filled with natural light. A welcoming hallway leads through to a generous open plan living space, where large glazed doors open inward to a Juliette balcony, creating a bright and airy focal point ideal for both relaxing and entertaining.

The adjoining kitchen is well appointed, featuring a range of fitted wall and base units, granite effect work surfaces, a stainless steel oven and hob with extractor, and space for essential appliances, all complemented by a window allowing for additional natural light.

Two well proportioned double bedrooms offer comfortable accommodation, while the bathroom is fitted with a clean and modern three piece suite. A useful storage cupboard completes the internal layout.

The property is exceptionally well connected, with Temple Meads Station approximately a fifteen minute walk away, offering direct links to London and beyond. Metrobus services, Bedminster train station and major road networks including the M32, M5 and M4 are all easily accessible, making this an ideal base for both city living and commuting.

- Leasehold: 125 years from 1st January 2003
- Ground Rent: £311 Per six monthly
- Management Fee: £1715 Annually
- Council Tax Band: B
- Water is included in maintenance charges
- No Gas supply and Electricity charges are low.

EPC Energy Efficiency Rating: B

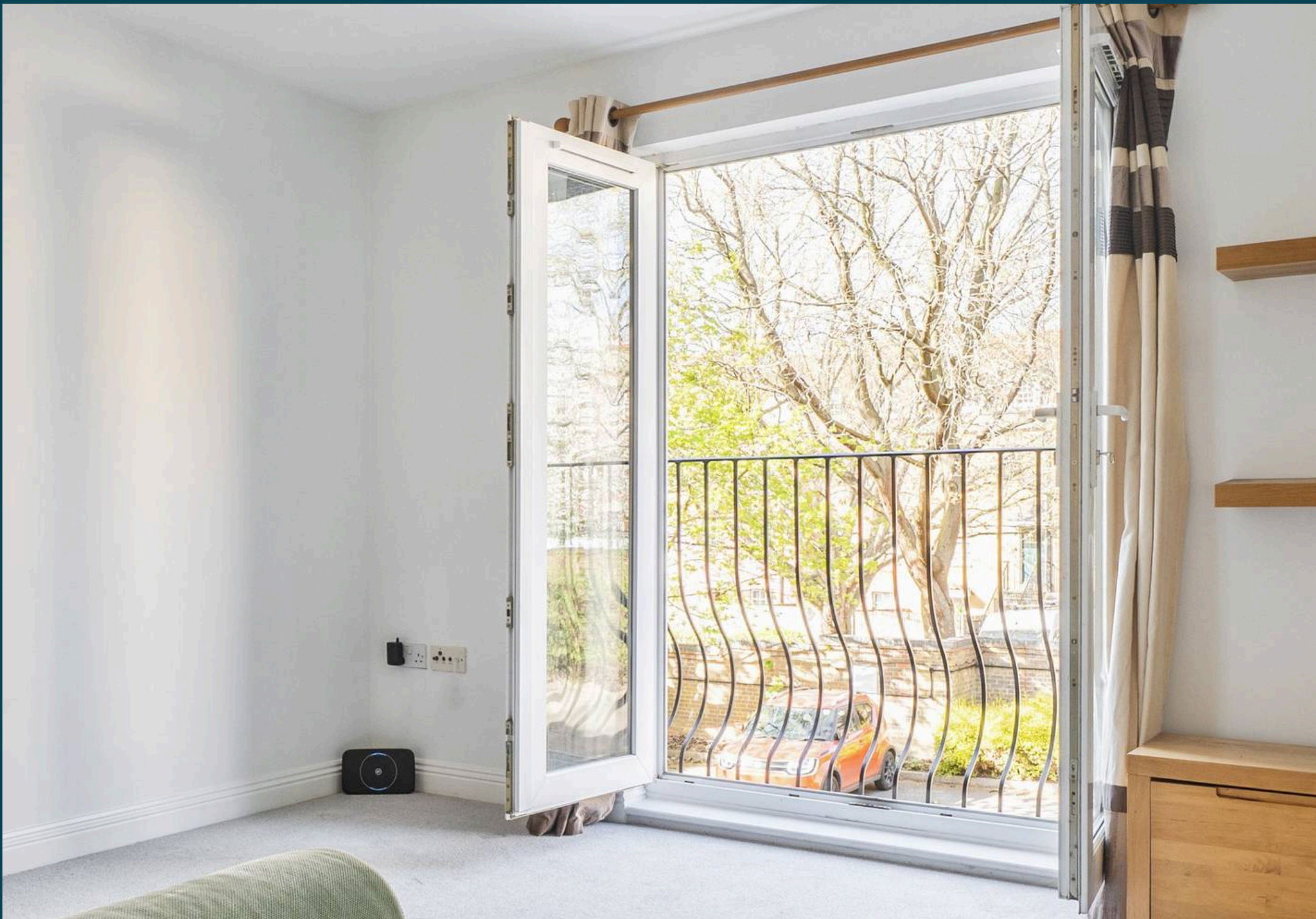
EPC Environmental Impact Rating: C



- One of the much larger, stylish 2 Bedroom first floor apartments in the Doudney/Squire Court development, in a quiet, city-central location with a Juliette balcony and an allocated secure parking.











## Nested Portishead

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