



North Street, Bedminster, Bristol, Avon, BS3 1HT

- Garden Flat
- Double Bedroom
- Low Running Costs
- Long Lease
- Access to secure bike and bin store
- Lovely Kitchen/ Diner
- Private Garden
- Ideal For First Time Buyers
- Gas Central Heating

Offers In The Region Of £250,000



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DESCRIPTION

Hunters are excited to offer to the market this one bedroom garden flat tucked away on North Street. Sitting to the rear of this development of four apartments it sits in a secure tucked away location its sure to prove perfect for any first time buyer wanting a unique property in this superb spot.

Internally the apartment offers a lovely open plan living/ kitchen space & one double bedroom. There is also a three piece bathroom access to the private rear garden which is a great sized & offers two tiers.

Properties of this nature are rare to the market, and boasting low running costs & access to a secure bin and bike store, its sure to prove perfect for anyone wanting a unique property tucked away off the vibrant and popular North Street.

TENURE

Leasehold

Lease term - Balance of a 999 year lease from 2012

Service charge - £1,000.00 per annum

Ground rent - £0.00 per annum

Council Tax Band - A

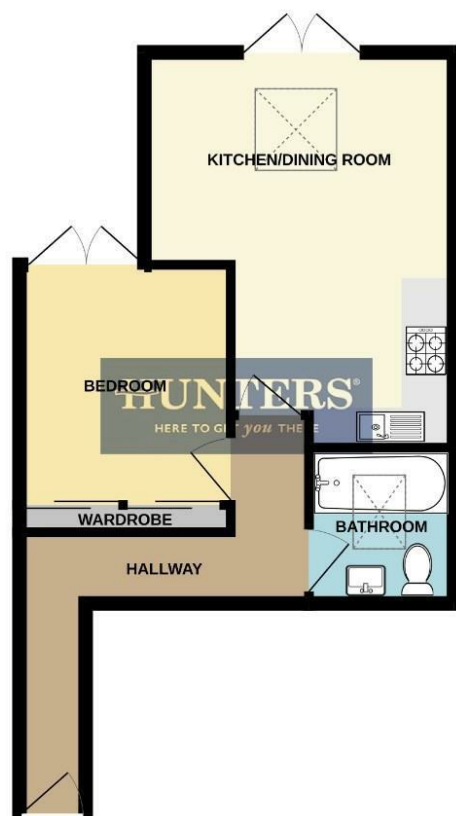
EPC Band - C - Please see below full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8642-6621-9010-0555-3902>





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 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 operation or efficiency can be given.
Made with Metropix 62026

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.