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SALES • LETTINGS • MANAGEMENT

Flat 20 Space, 91 Parson Street, Bedminster, Bristol, BS3 5QH

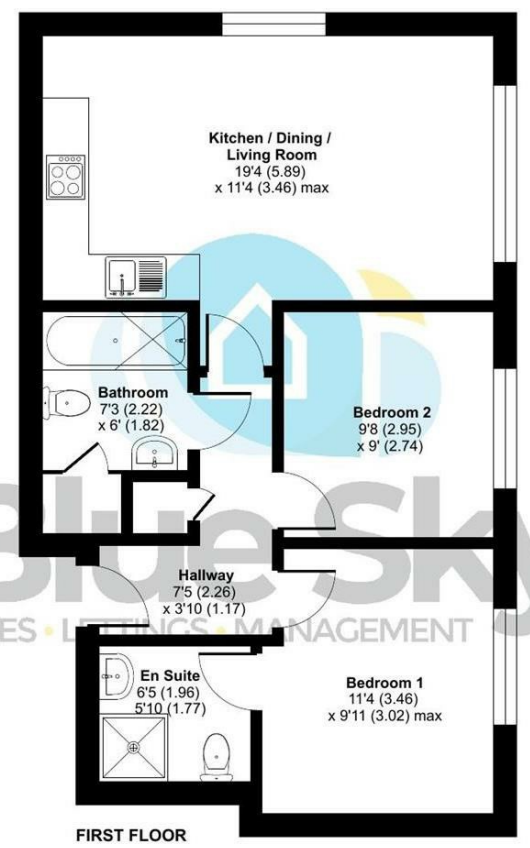
£229,950



Parson Street, Bristol, BS3

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1511576

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 2 1 B

Council Tax Band: A | Property Tenure: Leasehold

BEAUTIFUL TWO BEDROOM APARTMENT WITH PARKING! Welcome to this modern two-bedroom apartment located on Parson Street in the vibrant area of Bedminster, Bristol. Situated on the first floor, this delightful property offers a contemporary living experience, perfect for individuals or small families seeking comfort and convenience. As you enter, you are greeted by an open plan lounge, dining and kitchen area, which creates a spacious and inviting atmosphere. This layout is ideal for both entertaining guests and enjoying quiet evenings at home. The apartment features two well-proportioned bedrooms, providing ample space for relaxation. Bedroom one benefits from an en-suite bathroom, while a separate bathroom serves the second bedroom and guests. One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. The apartment is located in a popular Bedminster location with a variety of amenities just a stone's throw away and train station. Do not miss the chance to make this lovely apartment your new home.





Entrance Hall
7'5 x 3'10 (2.26m x 1.17m)
Door to apartment, entry phone system, storage cupboard housing fuse board and extractor system, radiator, wood effect flooring.

Kitchen/Diner/Lounge
19'4 x 11'4 max (5.89m x 3.45m max)
Double glazed windows to front and to side, two radiator, sink and drainer, wall and base units with worktops over, tiled splashbacks, electric hob and oven, extractor hood, space for fridge/freezer, space for washing machine, wall unit housing gas boiler, tiled effect flooring to kitchen area, loft hatch (loft not useable).

Bedroom One
11'4 x 9'11 max (3.45m x 3.02m max)
Double glazed window to front, radiator, decorative wall panelling, door to en-suite.

En-Suite
6'5 x 5'10 (1.96m x 1.78m)
Extractor fan, W.C, radiator, part tiled walls, wash hand basin, shower cubicle, tiled effect flooring.

Bedrooom Two
9'8 x 9' (2.95m x 2.74m)
Double glazed window front, radiator.

Bathroom
7'3 x 6' (2.21m x 1.83m)
W.C, wash hand basin, enclosed bath with shower over, shower screen, extractor fan, part tiled walls, tiled effect flooring, airing cupboard housing hot water tank, radiator.

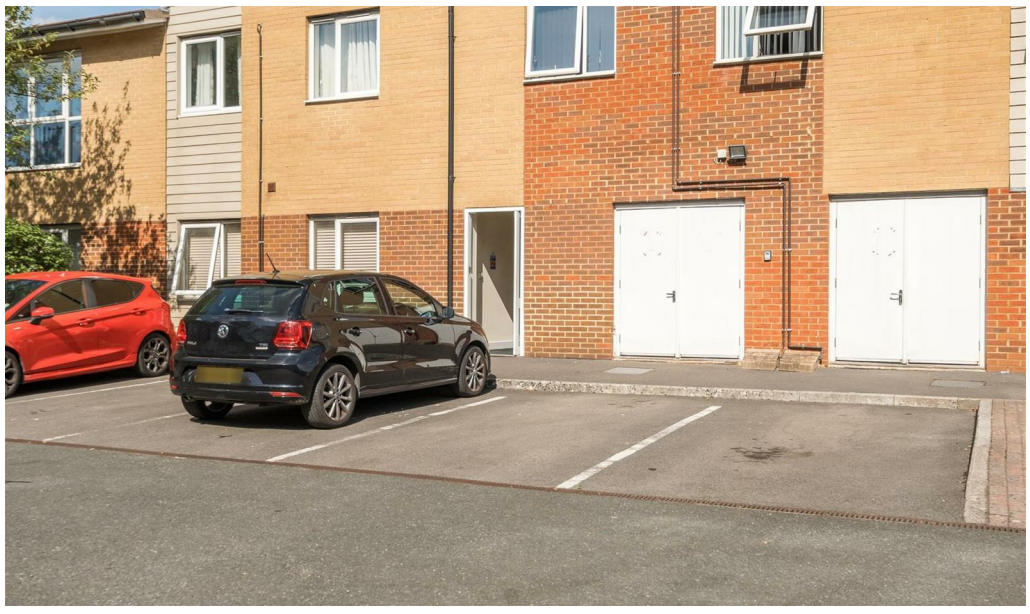
Parking
Parking for one car, bay number 20.

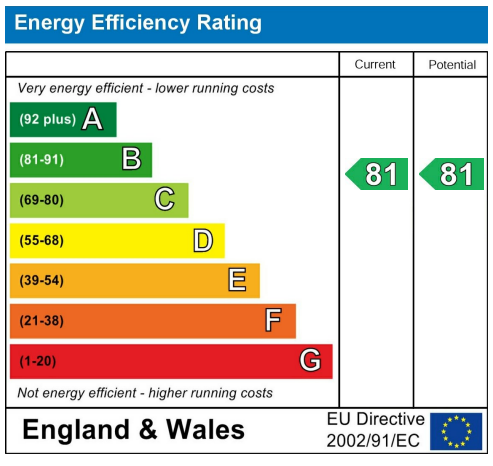
Communal Areas
Communal grounds, bike and bin store on site.

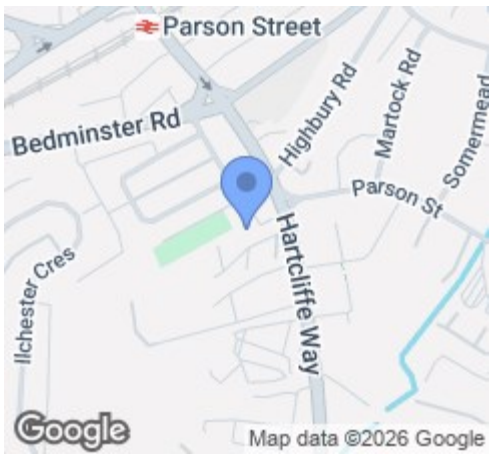
Agent Note
The vendor has advised there are 107 years remaining on the lease. The annual ground rent charge is £250 and annual service charge is £1,623.80. The service charge is reviewed yearly. The vendor is in the process of negotiating a lease extension with the freeholder to increase the lease to 197 years and ground rent to £0.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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