



TFF, 21 Dunkerry Road, Bristol, BS3 4LD

£250,000



- Open Plan Living Space
- Popular Location
- EPC - C
- NO ONWARD CHAIN
- Stunning Views
- Share of Freehold (Crossover Lease)
- Two Floor Apartment
- Modern Decor

Situated in the ever-popular area of Windmill Hill, this property is a unique offering, split over two levels of living space, totaling over 670 sq ft of floor space and profiting from stunning views across Bristol. This home is ready for it's new owner and brought to market with NO ONWARD CHAIN.

Upon entering the building you are greeted into a communal space shared with the lower ground property, entrance to the flat is permitted up a staircase, as you step into the property, the bathroom is immediately to your left, this is a contemporary space comprising of the classic ceramic three piece arrangement. The large window offers breath taking views across Bristol, certainly a feature that caught the eye of the current owner when purchasing it themselves and it's easy to see why. Leading on we find the expansive, open-plan living/kitchen space, measuring 17'7ft x 15'3ft to maximum points. This room is large enough to act as a home office, living room, dining space and kitchen, as is the current arrangement, ideal for hosting friends or family. A feature iron faced fireplace proudly sits as the central feature to this great space.

On the top floor is the bedroom, similarly to downstairs has a large floor space enough for plenty of storage further seating to the side of the bed. Two velux's in the roof allow natural light and control of airflow when required.

Windmill Hill is known locally for the fantastic views (as the property benefits) over the city, countryside and nearby green spaces, such as Victoria Park. The area has become increasingly sought after in Bristol over recent years, popular with many for its picturesque streets of charming period properties and the character they offer.

Please note this property forms a cross over lease with the below apartment 981 years remaining.

Bedroom 21'7" x 14'11" (6.59 x 4.56)

Open Plan Living Space 17'6" x 15'2" (5.35 x 4.64)

Bathroom 8'11" x 5'11" (2.73 x 1.82)

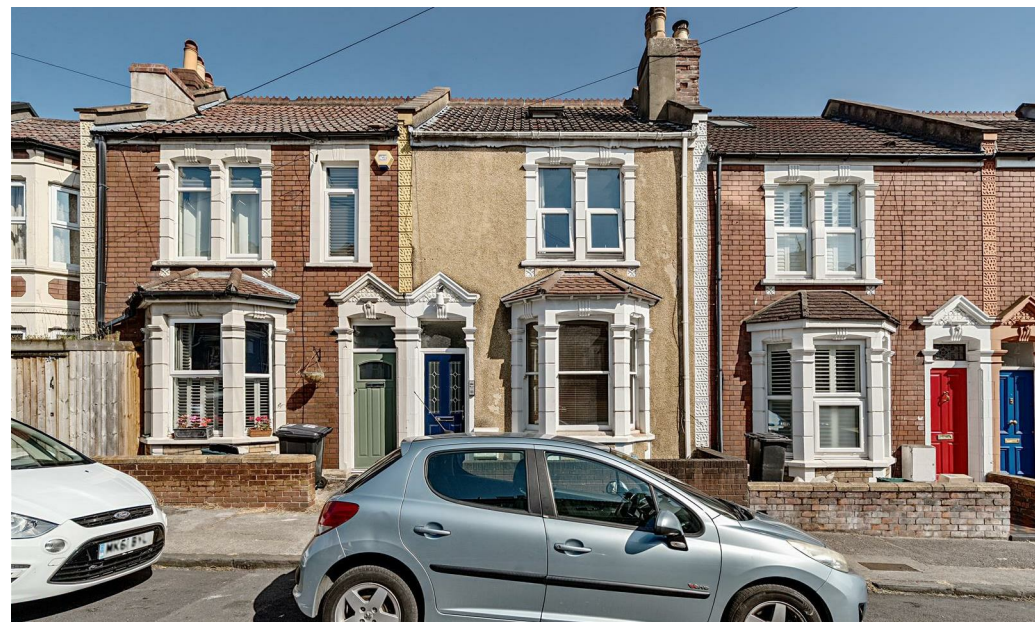
Tenure - Cross Over Lease

Council Tax Band - A

EPC - C







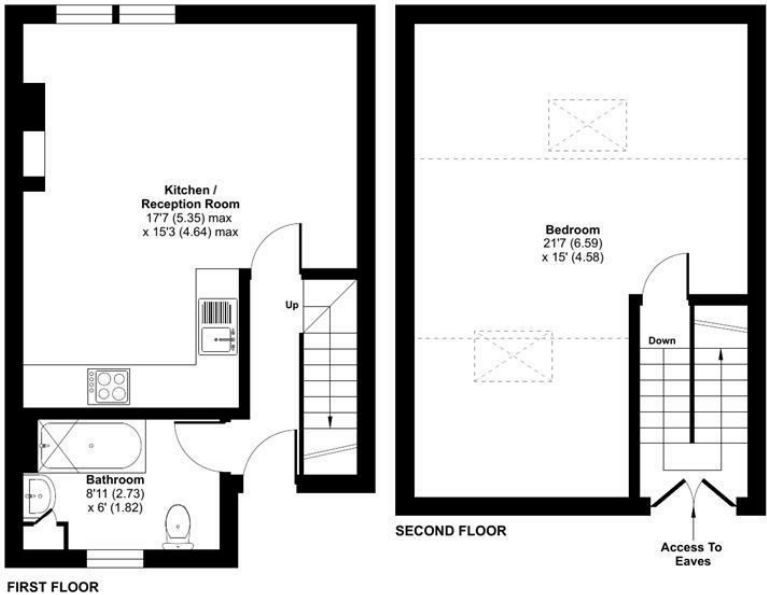


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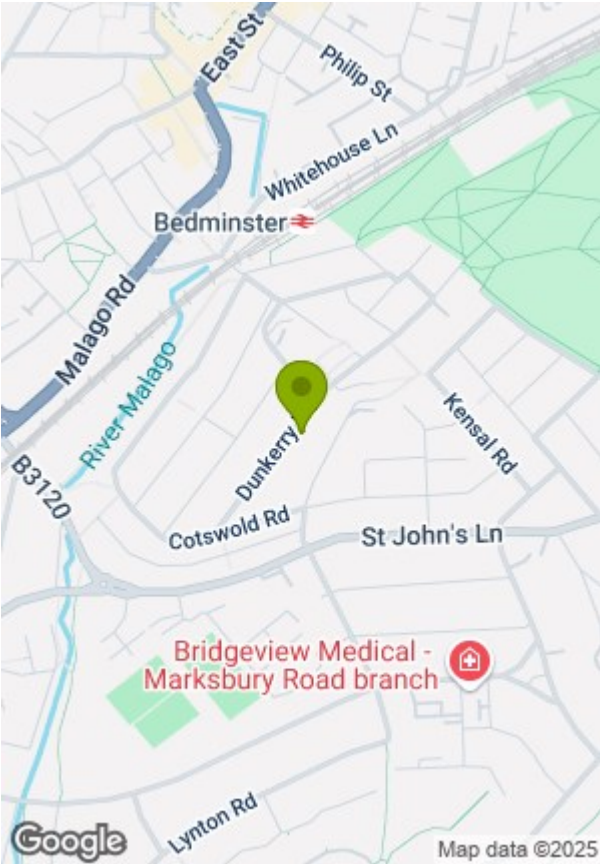
Approximate Area = 457 sq ft / 42.4 sq m  
Limited Use Area(s) = 216 sq ft / 20 sq m  
Total = 673 sq ft / 62.4 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1313614



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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