



- **First Floor Flat**
- **Double Bedroom with Built in Wardrobe**
- **Popular Location**
- **3D VIRTUAL TOUR**
- **Open Plan Lounge/Kitchen**
- **Bathroom With Shower Over the Bath**
- **Regular Public Transport Links**
- **Investment Opportunity for Landlords**

A First Floor Flat in a great location within the popular suburb of Bedminster. The property briefly comprises; a good size open plan lounge and kitchen perfect for hosting friends and family in a social setting, a double bedroom with fitted wardrobes and a bathroom with a shower over the bath. Residents also benefit access to a communal bike store.

North Street is a short distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the harbourside are within a mile whilst there are regular public transport links running from Bedminster to the City Centre shopping complex, approximately 2 miles away.

Open Plan Living 23'6" max x 9'8" max (7.18 max x 2.97 max)

Bedroom 10'10" max x 9'4" (3.32 max x 2.87)

Bathroom 6'9" max x 6'2" max (2.06 max x 1.88 max)

Tenure - Leasehold

Lease Start Date 03/01/2007

Lease End Date 01/01/2131

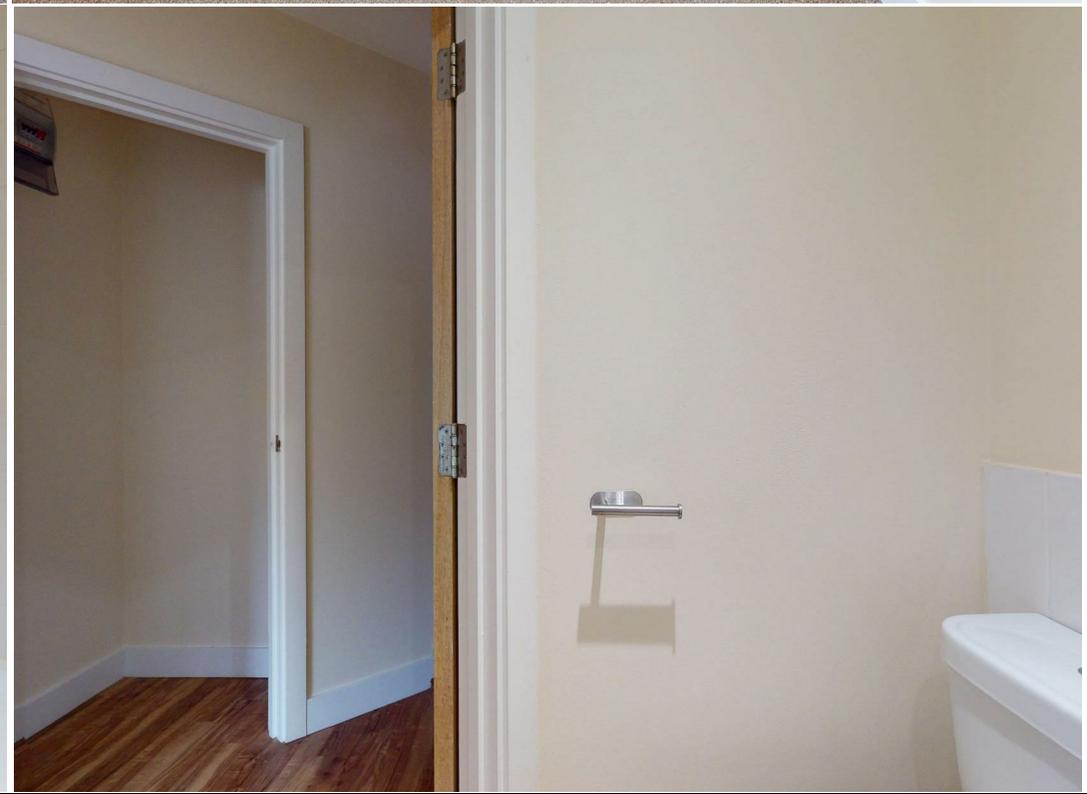
Lease Term 125 years from 1 January 2006

Lease Term Remaining 105 years

Council Tax Band - A



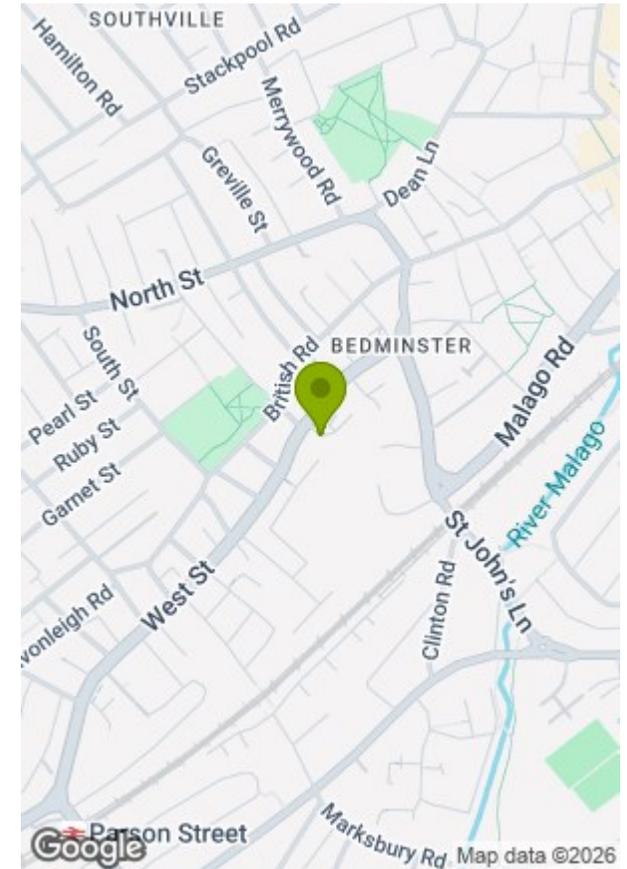






Total floor area 37.0 m² (398 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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			
		79	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.