



## Flat 3, West Street, Bedminster, BS3

CJ Hole Southville are delighted to welcome to the sales market this two double bedroom apartment in Bedminster.

Asking Price £280,000

EPC Rating C





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



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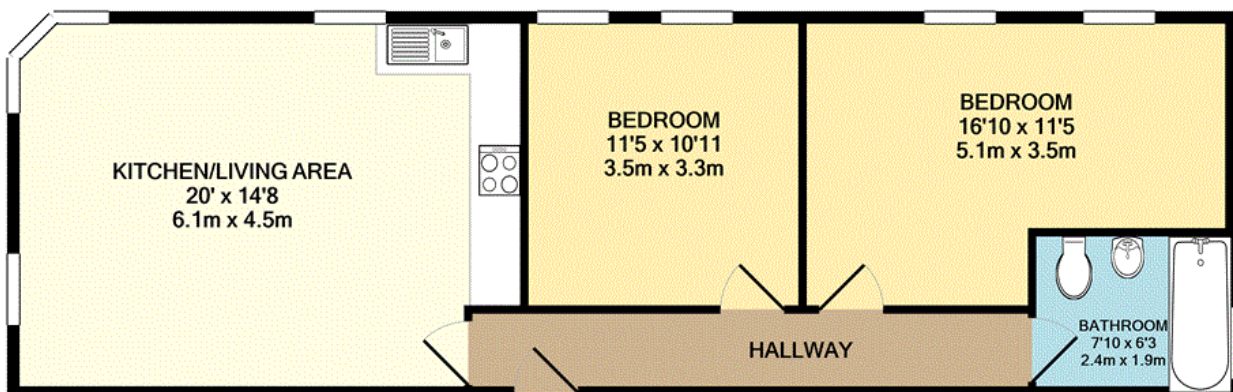
- Second Floor Apartment
- Two Double Bedrooms
- Light & Spacious Kitchen/Living Area
- Modern Bathroom
- Allocated Parking Space
- Bike Storage
- Short Walking Distance To North Street
- Excellent Condition Throughout
- NO CHAIN

This excellent apartment is located on the second floor and offers light and spacious accommodation comprising of a contemporary kitchen living area featuring integrated appliances, two double bedrooms and a modern bathroom with shower over bath and grey floor to ceiling tiling. This apartment features high ceilings and a south facing aspect ensuring all of the rooms are flooded with natural light.

Further benefits include: bin and bike storage and an allocated parking space which guarantees you will always have somewhere to park.

This Bedminster location offers the flourishing independent shops, bars, cafes and restaurants of West Street and North Street including the popular Tobacco Factory and The Malago. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient locations in Bristol. A vast array of open green spaces are nearby including South Street Park, Ashton Court Estate and Greville Smyth Park. The apartment is in close proximity to Bristol's Floating Harbour and Bristol Temple Meads train station. Many well-respected schools are nearby.

This property is welcomed to the sales market with NO ONWARD CHAIN. EPC C.



TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 SQ.M.)  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

