



HOPEWELL

SALES

£180,000 Leasehold



North Street, Bedminster, Bristol BS3

## PROPERTY DESCRIPTION

This delightful One Bedroom, purpose built apartment, is a fabulous opportunity for investors, First Time Buyers or indeed any discerning buyer looking to move to the fashionable North Street in Bedminster.

The apartment is on the second floor, and as such benefits from the interesting roof lines giving charming features such as the dormer windows. The apartment is finished nicely with a modern fitted kitchen, which although compact, still offers all that one needs for contemporary urban living. The bedroom is a nice sized double, and the living space is generous, and can easily be informally divided into obvious sitting and dining areas.

The apartment is simple, and benefits from electric hot water and heating throughout. The block itself has a front door onto North Street with an intercom access system, once inside stairs ascend to all floors and landings offer access to each apartment.

North Street is a very popular location, and boasts a variety of independent shops, cafe's restaurants, pubs and bars. The property is ideally suited to benefit from the transport links into the city.

As this property will suit such a variety of buyers, Hopewell recommend a viewing as soon as possible so as to avoid the disappointment of missing out on such a great opportunity.

## FEATURES

- Modern Purpose Built Apartment
- Great North Street Location
- One Double Bedroom
- Modern Fitted Kitchen
- uPVC Double Glazed Windows
- Contemporary Open Plan Living
- Charming Ceiling Lines
- Electric Heating and Hot Water
- Ideal For Investors or FTB's
- Great Access To The City



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## ROOM DESCRIPTIONS

### Approach

Number 130 is a modern purpose built apartment block on Bedminster's thriving North Street. A wooden front door with intercom system to the side offers access to the communal areas.

### Communal Areas

The communal hallway is carpeted throughout and benefits from a communal lighting system with switches on timers. Stairs ascend to all floors. On the second floor a fire door gives access to a landing with a double glazed window to the side access. The Front door to Apartment 16 is on the right hand side and leads to:

### Entrance Hall

The hallway is carpeted and benefits from wooden skirting with matching architrave. There is a ceiling light point, various electrical sockets and switches, a wall mounted electric heater, and the handset and controls for the intercom system. There is a built in Airing Cupboard that houses the tank for the electric heated domestic hot water as well as slatted shelving. Further doors lead to:

### Kitchen, Dining and Sitting Room

7.05m x 2.8m (23' 2" x 9' 2") This is a generous room that lends itself to informal subdivision that creates three defined areas.

**Kitchen Area** - An archway from the dining area leads to the kitchen area which boasts a range of wall and base units with a rolled edge laminate worktop over, and tiled to splashback. The worktop houses the stainless steel sink/drain that is serviced via a chrome finished mixer tap, as well as a four ring electric hob with a stylish stainless steel splashback and chimney hood over. There is an electric oven, and an integrated washing machine and fridge. There is a wealth of electrical switches and a three way ceiling mounted spotlight.

**Dining Area** - The dining area occupies the middle third of the room and benefits from wooden skirting with matching architrave. There is ample room for a dining table and chairs, and there are electrical points and a ceiling light point.

**Sitting Area** - A uPVC casement window is within a Dorma creating an interesting ceiling line. There is wooden skirting, and numerous electrical points and switches, as well as Data point and phone point. There is a large wall mounted electric heater.

### Bedroom

4.25m narrowing to 2.8m x 2.47m (13' 11" > 9'2" x 8' 1") A double Bedroom with uPVC double glazed casement window with deep display cil is housed within a Dorma that creates an interesting ceiling line. There is wooden skirting with matching architrave, and numerous electric sockets and switches, a ceiling light point, as well as a TV and Data point.

### Bathroom

A Fully tiled bathroom with a matching white suit comprising of a white side panelled bath with chrome finished Hot/Cold Mixer tap/shower, with a wall mounted shower handset, and a glass shower screen. There is a contemporary WC with a matching pedestal wash basin. There is a wall mounted electric shaver point and a ceiling mounted light and extractor fan.

### Useful Information

Service Charge - £1,800 per year

Ground Rent - £250 per year

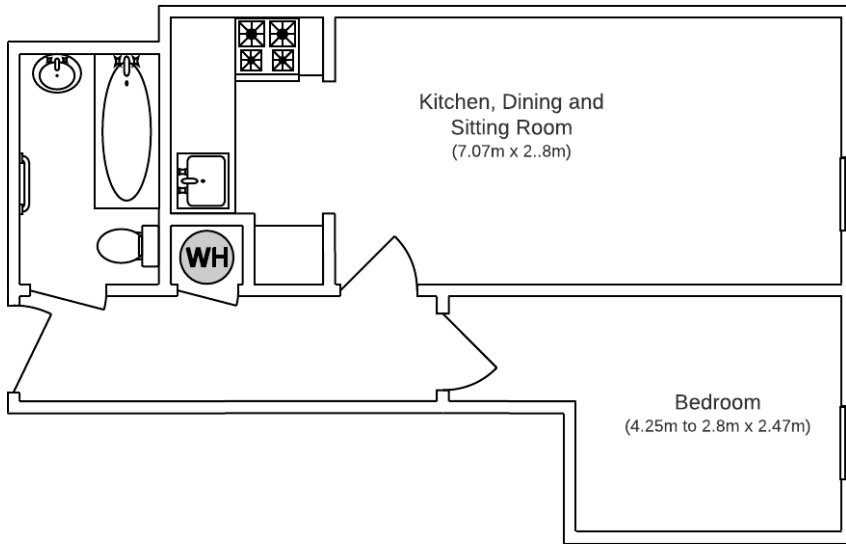
Length Of Lease - 111 Years

Council Tax - Band A - £1374.01 per year

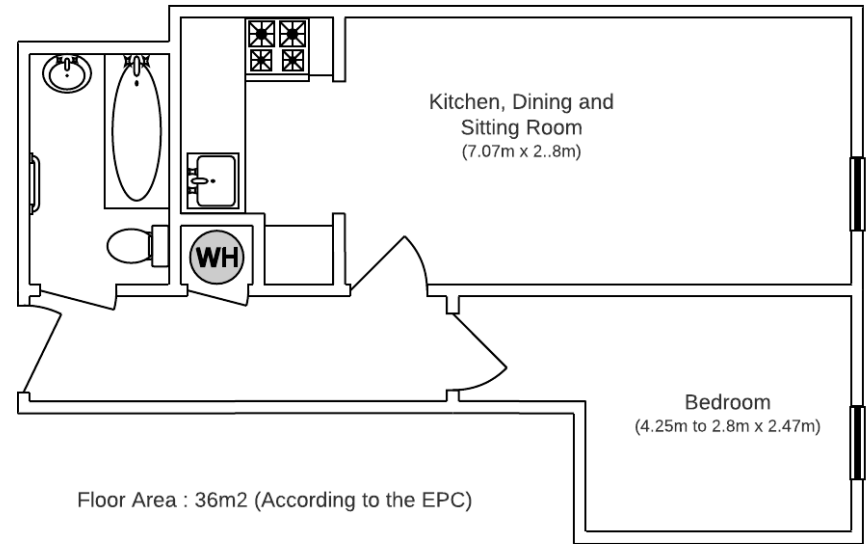


# FLOORPLAN

Floor Plan: Flat 16, 130 North Street. Bedminster



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**Disclaimer** :This plan and these particulars are prepared for marketing purposes only. Hopewell Sales Ltd do not warranty any measurements or information contained within these particulars, or the structural condition of the property.  
No fixtures, fittings, services or equipment have been tested by Hopewell Sales Ltd.  
Information on the title has been supplied by the vendor and taken in good faith by Hopewell Sales Ltd.  
It is highly recommended that any buyer carries out detailed due diligence on all aspects of the property prior to purchase.

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