



## Old Pump House Close, Bristol

**£295,000**

2 bedroom flat for sale | Leasehold

The property-

Occupying a desirable ground floor position within this attractive and characterful development, this beautifully presented apartment effortlessly combines industrial heritage with contemporary city living. Offering spacious, light-filled accommodation throughout, it is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

Step inside to a welcoming entrance hallway that leads through to an impressive open-plan living and dining space, designed for both everyday comfort and effortless entertaining. Large windows flood the room with natural light, creating a bright and inviting atmosphere, while the stylish fitted kitchen is thoughtfully appointed with a range of contemporary wall and base units, integrated appliances and generous worktop space.

The spacious principal bedroom benefits from fitted storage and a sleek en-suite shower room finished with modern fittings and elegant tiling. A second well-proportioned bedroom offers excellent versatility, whether used as a guest room, home office or dressing room. Completing the accommodation is a beautifully finished main bathroom featuring a contemporary three-piece suite.

The convenience of a ground floor location makes day-to-day living effortless, while the apartment retains all the charm and character of this sought-after converted development. Further benefits include electric heating, double glazing, secure intercom entry and a superb blend of style, practicality and comfort in a highly desirable setting.

Outside-

The Old Pump House is a well-maintained and highly regarded development with attractive communal areas and secure gated access. Residents benefit from allocated parking, together with additional visitor parking nearby. The surrounding grounds are neatly landscaped and provide a pleasant setting, whilst the building itself retains distinctive architectural features that give the development a unique sense of character. Additionally, it benefits from a secure bike shed.

Location-

Situated in a convenient and well-connected location, The Old Pump House is perfectly placed for access to a wide range of local amenities. Nearby shops, supermarkets, cafés and restaurants cater for everyday needs, whilst excellent transport links provide easy access to the City centre and surrounding areas.

The property is also well positioned for commuters, with nearby rail and bus connections, together with excellent road links. A number of green spaces, leisure facilities and waterside walks can also be found close by, making the area popular with both professionals and those seeking a balance between city living and outdoor space.

Council Tax Band: B (Bristol City Council)  
Tenure: Leasehold (994 years)  
Ground Rent: £0 per year  
Service Charge: £1.400 per year

Hall

Kitchen/lounge

5.91m x 4.86m (19'5 x 15'11)

Bedroom 1

4.36m x 2.73m (14'4 x 8'11)

En-suite

2.06m x 1.72m (6'9 x 5'8)

Bedroom 2

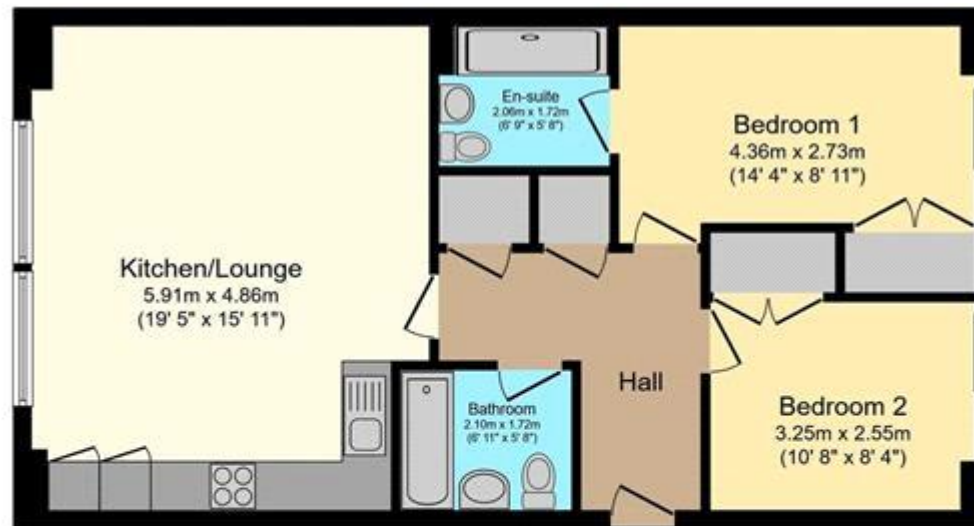
3.25m x 2.55m (10'8 x 8'4)

Bathroom

2.10m x 1.72m (6'11 x 5'8)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total floor area 68.1 sq.m. (733 sq.ft.) approx

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