



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 77, Potential 80
Environmental Impact (CO₂) Rating: Current 82, Potential 85

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Cromwell Street, Bedminster, Bristol, BS3 3NP

Top Floor Apartment | Light & Airy Throughout | Allocated Parking Space | Modern Development
Low Running Costs | Bike Store | Gas Central Heating | uPVC Double Glazing

Asking Price: £180,000

Hunters 165 East Street, Bedminster, Bristol, BS3 4EJ | 0117 953 5375
bedminster@hunters.com | www.hunters.com

VAT Reg. No 218 3656 02 | Registered No: 09620052 | Registered Office: 165 East Street, Bedminster, Bristol, England, BS3 4EJ
A Hunters Franchise owned and operated under license by OS Property Services Limited

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Cromwell Street, Bedminster, Bristol, BS3 3NP

Hunters BS3 are pleased to offer this one bedroom top floor apartment in the popular 'Linden Quarter' development, sitting just off West Street. Internally the apartment is light & airy throughout due to being located on the top floor, there are also ample windows in both the living room and bedroom. The spacious kitchen/ living room offers a modern kitchen, with space for washing machine and fridge/ freezer whilst the bathroom is fitted with a white three piece white suite. The bedroom offers an integral wardrobe, there is also a handy storage cupboard in the hallway. Outside, you have access to the communal bike store, there is also an allocated parking space. Please call Hunters BS3 for an internal viewing.

KITCHEN/ LIVING ROOM

5.51m (18' 1") x 3.00m (9' 10")

BEDROOM

3.3m (10' 10") x 2.85m (9' 4")

BATHROOM

2.0m (6' 7") x 1.8m (5' 11")

LEASE ARRANGEMENTS AND CHARGES

We understand from our vendor the following charges and lease arrangements apply;

Term of lease - balance of 125 years from December 2006

Maintenance Charge - £300/ £320 every 6 months

Ground Rent - £200 per annum.

Please note this should be clarified by your legal representative.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

