



TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)
 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
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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 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.

Mill Lane, Bedminster, Bristol, BS3 4DG

One Bedroom | Spacious Apartment | Garage & Parking | Well Presented Throughout
 Low Running Costs | Electric Heating | Balance Of 999 Year Lease | Ideal First Property

Asking Price: £205,000

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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



Mill Lane, Bedminster, Bristol, BS3 4DG

Hunters BS3 are pleased to present for sale this immaculately presented one bedroom first floor apartment in Mill Lane, Bedminster. Offering spacious accommodation and a garage its sure to prove ideal for a first time buyer looking for a large than average, low maintenance apartment within the area. Internally there is a spacious living room with juliet balcony with doors opening in to the room. The bathroom is fitted with a modern suite and tiled throughout, whereas the kitchen offers a range of floor and wall units with contrasting wood effect work tops. Setting the apartment aside from the others is the fact it offers a garage, a real rarity for the area. The apartment is well presented throughout, and with low running costs and no onward chain it wont be around for long, call Hunters BS3 to arrange a viewing!

Lease & Charges;

- Balance of 999 year lease dated from 2015
- £50 per calendar month for ground rent and maintenance charge

We understand the above from our vendor, please note these will need checking by your legal representative.

LIVING ROOM

4.9m (16' 1") x 3.7m (12' 2")

KITCHEN

3.6m (11' 10")x 1.6m (5' 3")

BEDROOM

3.3m (10' 10") x 3.3m (10' 10")

BATHROOM

2.3m (7' 7") x 1.9m (6' 3")

GARAGE

4.90m (16' 1") x 2.69m (8' 10")

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.

