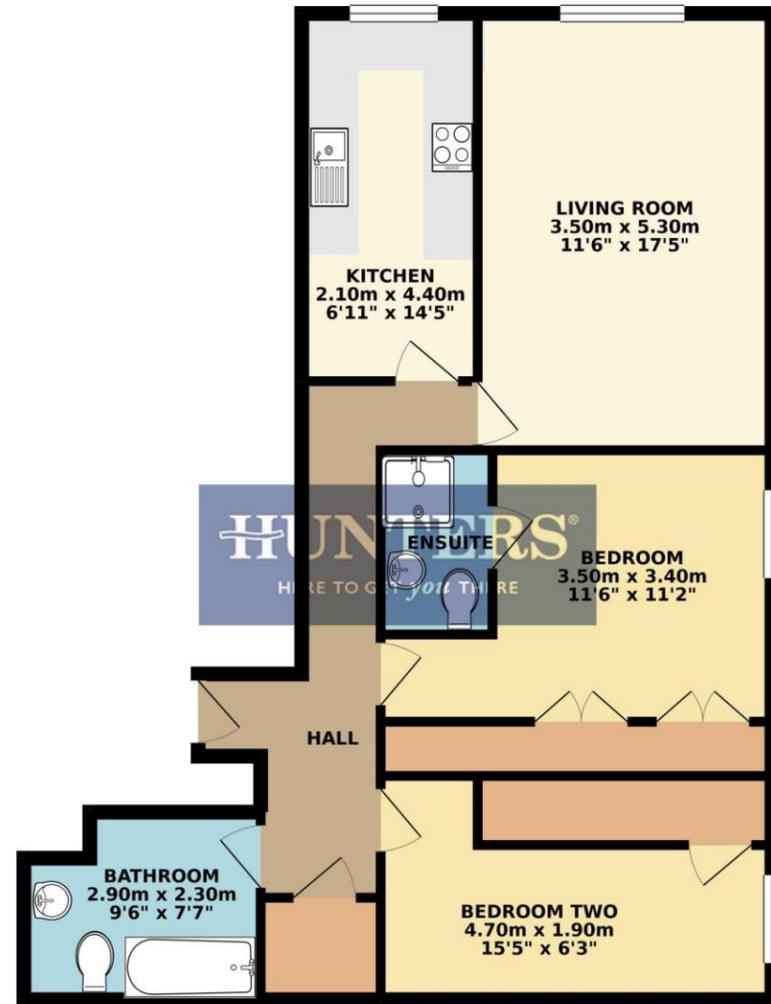
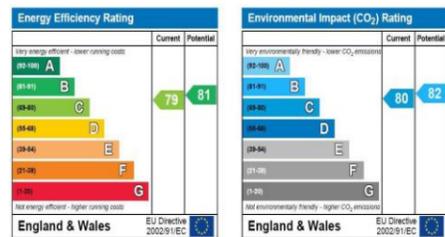


GROUND FLOOR 77.44 sq. m.  
( 833.55 sq. ft. )



TOTAL FLOOR AREA : 77.44 sq. m. ( 833.55 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.



## Chessel Mews, West Street, Bedminster, Bristol, BS3 3LT

Allocated Parking | En Suite To Master | Ground Floor | Large Apartment  
Popular Location | Close To Amenities | Modern Development | Low Running Costs

**Asking Price: £240,000**

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

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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 reconection charges for any switched off/disconnected or drained services or appliances.  
All measurements are approximate



**Chessel Mews, West Street,  
Bedminster, Bristol, BS3 3LT**

Hunters BS3 are thrilled to offer For Sale this fantastically presented two bedroom ground floor apartment in the popular Chessel Mews development, just off West Street. Having only been constructed in 2006, the property has been further enhanced by the current vendors to include a new kitchen and tasteful decoration throughout. This is the largest apartment in the development and boasts great sized living accommodation and bedrooms, there is even the benefit of an en suite to the master bedroom and an allocated parking space. Viewings are strictly by appointment only so please call us to arrange an internal viewing.

**LIVING ROOM**

17' 4" x 11' 5" (5.3m x 3.5m)

**KITCHEN**

14' 5" x 6' 10" (4.4m x 2.1m)

**MASTER BEDROOM**

11' 5" x 11' 1" (3.5m x 3.4m)

**BEDROOM TWO**

15' 5" x 6' 2" (4.7m x 1.9m)

**BATHROOM**

9' 6" x 7' 7" (2.90m x 2.30)

**LEASE ARRANGEMENTS  
& CHARGES**

We believe the lease to be the remainder of 999 years from the 1st January 2005.

Ground Rent - £270.00 per annum  
Maintenance Charge - £75 per calendar month

**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.

