



Sion Road, Bristol, Avon, BS3 3BD

- First Floor
- Allocated Parking Space
- Long Lease
- Gas Central Heating
- Opposite South Street Park
- No Onward Chain
- Well Presented Throughout
- Low Running Costs
- Open Plan Living
- Walking Distance To North Street

£230,000



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DESCRIPTION

Hunters are pleased to present to the market this well positioned one bedroom top floor apartment overlooking South Street park. Offered to the market with no onward chain and low running costs its sure to prove perfect for any first time buyer looking for a pretty property in this popular spot.

Accessed via your own private garden and independant front door you walk through the open plan kitchen/ living space, which is fitted with a modern set of units and is a lovely and light space thanks to its dual aspect. The bedroom comfortably fits a double bed and offers a build in cupboard, whilst the three piece bathroom is well presented and boasts a skylight. Outside the flat offers a private well established garden, and allotted parking space to the rear.

TENURE

Leasehold

Balance of a 999 year lease from 2014

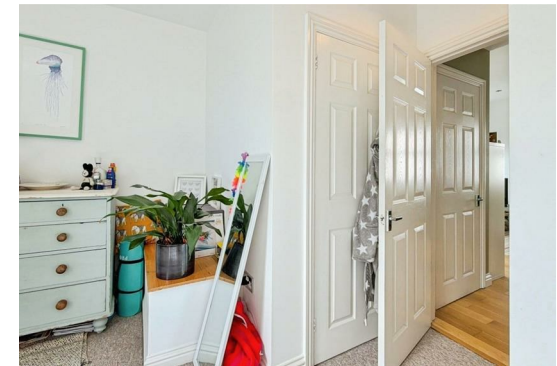
Ground rent - £TBC

Maintenance Charge - £810.00 per annum

COUNCIL TAX BAND

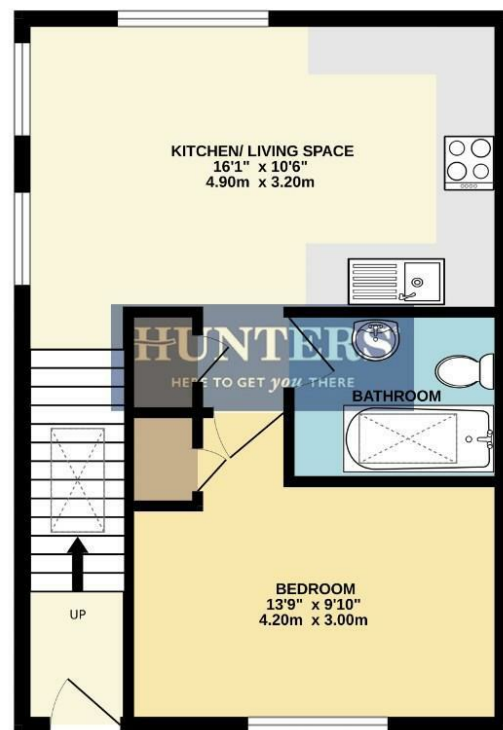
A

EPC BAND - C - Please see below link for access to the full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/3834-6226-8300-0419-9222>





FLOOR SPACE



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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

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

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.

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.