



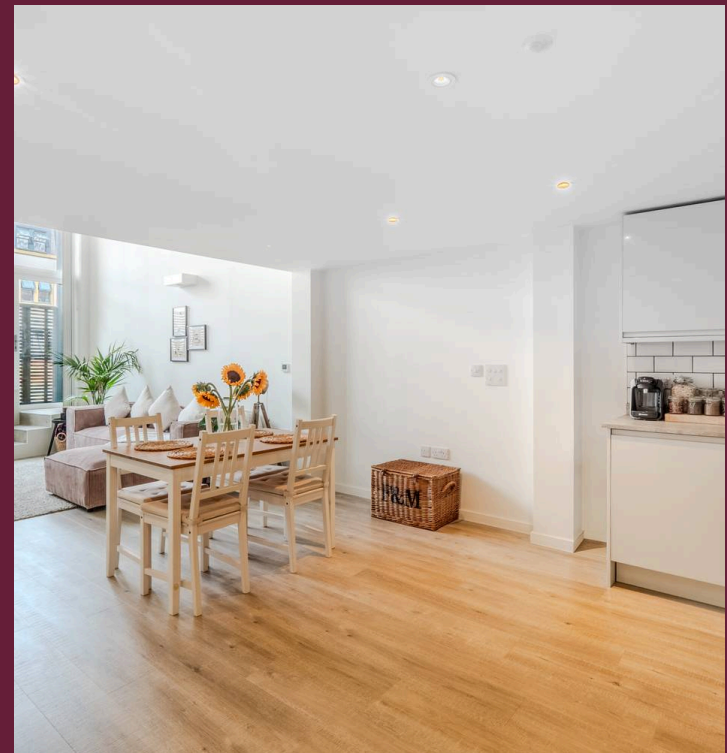
Flat B

77 West Street, Bristol

- Beautifully Presented Ground Floor Apartment in Bedminster
- Walking Distance to Train Station, City Centre, North Street and Harbourside
- 842sp.ft Substantial Double Mezzanine Bedroom with Built-in Wardrobes
- Contemporary Kitchen with Integrated Appliances
- Open Plan Kitchen/Living Room with Dual Height in the Living Area
- Air Source Heat Pump Serving Heating & Hot Water
- Light Filled and Spacious Throughout
- Secure Bicycle Storage and Mail Room
- Council Tax Band A
- No Onwards Chain

Located on West Street, this beautifully presented ground-floor apartment is offered to the market with no onward chain. The thoughtfully designed accommodation is arranged over two floors and centres around an impressive open-plan living/kitchen area, enhanced by a striking double-height ceiling. Large windows and the generous ceiling height flood the space with natural light, creating a bright, airy and spacious atmosphere throughout. A door from the living area provides access to a charming private courtyard, offering a secluded outdoor space.

The contemporary kitchen is fitted with sleek grey units, complemented by stylish concrete-effect worktops and integrated appliances, including a Lamona oven, black ceramic induction hob, fridge/freezer and slimline dishwasher. Additional features include a stainless-steel sink, an Indesit washing machine and attractive white tiled splashbacks.



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The stylish ground-floor shower room comprises a spacious walk-in shower, built in W/C and sink, heated towel rail and mirrored storage cabinet. Finished with sleek white wall tiles and contrasting grey floor tiles, the room offers a modern and elegant feel.

On the first floor, a generously proportioned mezzanine double bedroom provides ample built-in storage and enjoys an open outlook over the living area below.

The apartment benefits from attractive washed-grey oak-effect laminate flooring throughout the ground floor, with soft carpeting to the stairs and bedroom. Heating and hot water are supplied by an efficient air source heat pump, with underfloor heating throughout the ground floor and a radiator serving the bedroom.

The communal areas are bright, well maintained, and welcoming, with secure access available from both West Street and the rear of the building. Residents also benefit from two secure bicycle storage areas and a dedicated mail room. The apartment is positioned within a private corridor serving just eight flats, providing an enhanced sense of privacy and exclusivity.

Council Tax band: A

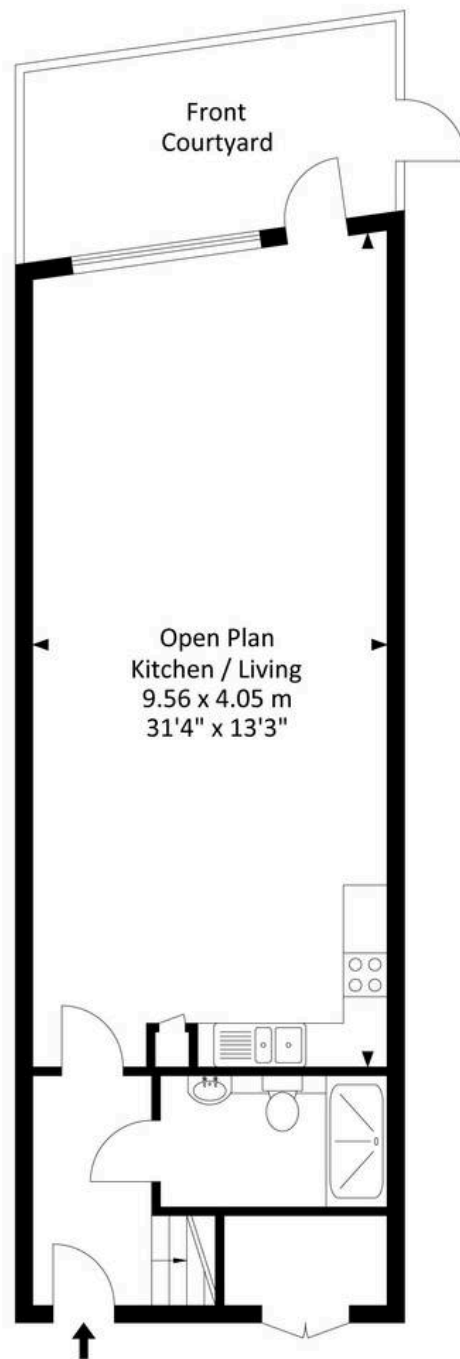
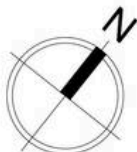
Tenure: Leasehold

EPC Energy Efficiency Rating: D



West Street, Bedminster, Bristol BS3 3NU

Approx. Gross Internal Area
842.0 Sq.Ft - 78.20 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.