

estate agents **auctioneers**



114, Ratcliffe Court Chimney Steps, Bristol, BS2 0FE

£199,950

A competitively priced modern ground floor apartment with excellent access to local amenities.

- Short Walk to Temple Meads Station
- No Onwards Chain
- Modern Development
- Open Plan Kitchen / Living
- Bike Storage

The Property

A smart and well presented ground floor apartment offering fantastic transport links & nearby amenities.

This well presented one bedroom flat within a modern development is positioned in a great location with a variety of amenities nearby.

The property is located on the ground floor in a modern purpose-built development. It benefits from an open plan kitchen / living set up with soft colour themes. The kitchen has an array of wall and base units for storage as well as Hotpoint oven & induction hob with space for a washing machine / fridge-freezer.

Accommodation in the flat offers a spacious bedroom that comfortably fits a double bed and provides plenty of space for additional storage & wardrobes. Adjacent, the hallway leads to a well looked after 3-piece bathroom.

Furthermore the property has two storage cupboards, and secure bike storage.

This property offers a fantastic opportunity to first-time buyers or investors to acquire a well located and sought after flat with great transport links.

Location

With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away and Temple Meads train station only a short 3 minute walk.

Other Information

Leasehold.: 137 years remaining as from 2023

Ground rent: £300 pa

Management Fee: £1,274.71pa

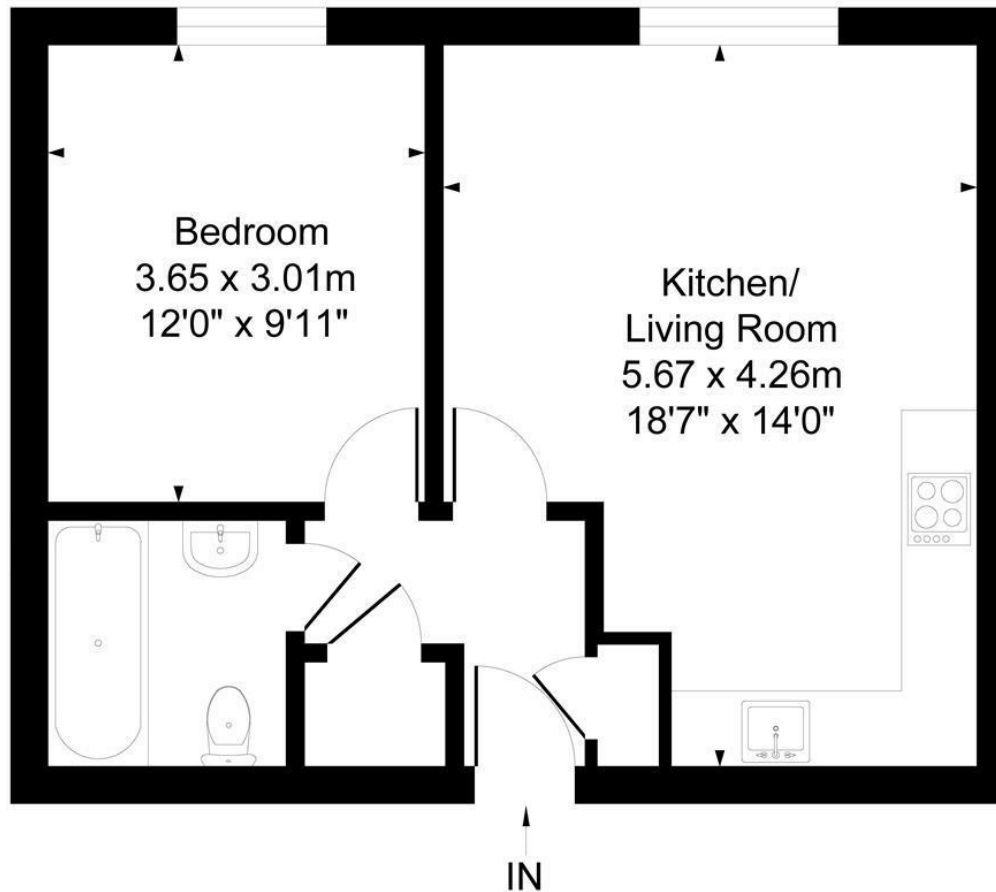
Council Tax Band: B

Please Note

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APPROX. GROSS INTERNAL FLOOR AREA 460 SQ FT 42.73 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	85		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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