



Flat 5, Warden Court Warden Road, Bristol, BS3 1BQ

£220,000

A modern two bedroom apartment with allocated off street parking in popular Bedminster

- Purpose built flat
- 2 bedrooms
- Open plan kitchen/living area
- Popular East Street location
- Off street parking
- Ideal for first time buyers or investors

The Property

This spacious 2-bedroom flat is located in a sought-after purpose-built block, just a short stroll from the vibrant East Street in Bedminster. Situated on the top floor, the bright and airy apartment features a fantastic open-plan kitchen and living area, perfect for entertaining guests. The modern kitchen is equipped with a range of matching wall and base units, stylish laminated worktops with tiled splashbacks, and a selection of integrated appliances.

Both bedrooms are well-sized doubles, offering ample space for a bed and additional furniture. The generously sized bathroom includes a three-piece suite with a shower over the bath, tiled surrounds, W.C. basin and heated towel rail.

Added to this, the property benefits from the convenience of an off street parking space at the front.

This is a fantastic opportunity to live in a desirable location with everything you need right at your doorstep!

The Location

Located in one of Bristol's most sought after and popular locations, close to East Street and its flourishing independent shops, bars, cafes and restaurants. There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate, Manor Woods Valley, Colliter's Brook and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol.

Other Information

Leasehold: 999 years from 01/01/2007

Ground rent: None

Management Fee: £112.54 pcm

Council Tax Band: B

Please Note

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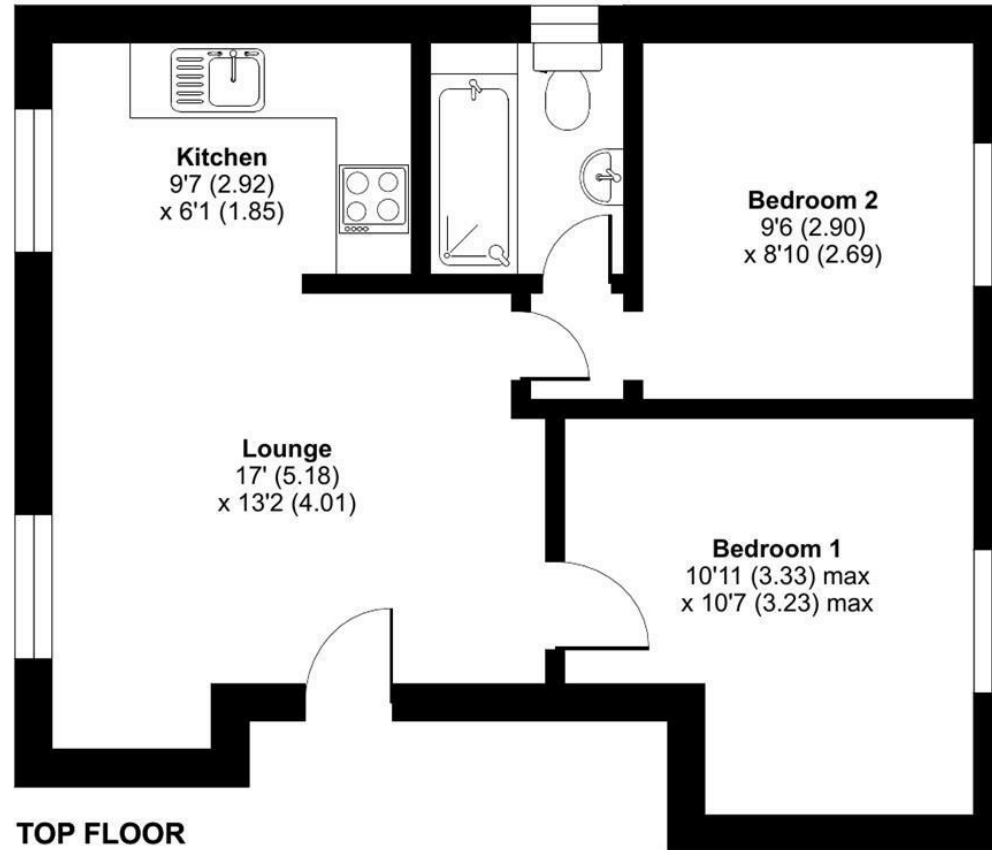




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Approximate Area = 452 sq ft / 42 sq m

For identification only - Not to scale



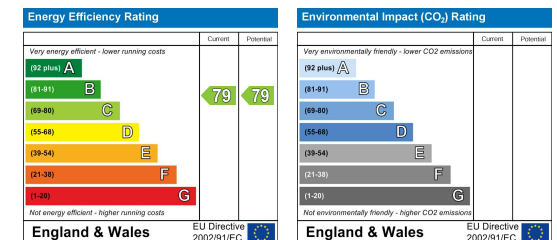
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