



Flat 15, Plough House 29 Bedminster Down Road, Bedminster, Bristol, BS13 7AB

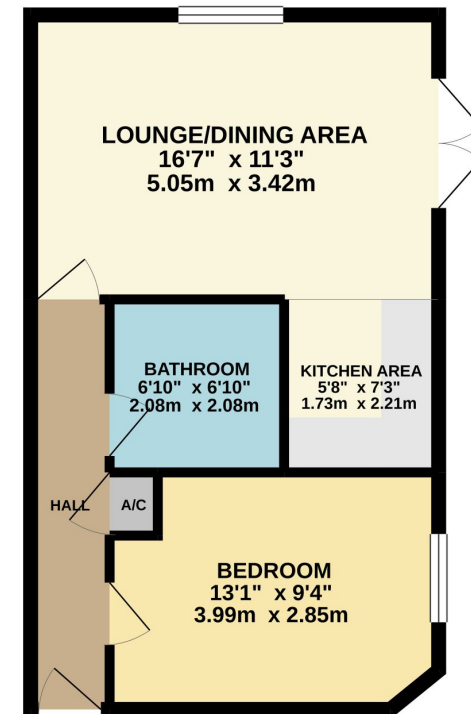


urbanlighthouse
INDEPENDENT ESTATE AGENT

- One double bedroom
- Well presented, light and airy throughout
- Modern refitted bathroom
- Top floor flat
- West facing Juliet balcony
- Open plan living accommodation

A well presented, light and airy top floor flat, occupying a convenient location, with Parson St railway station exceptionally convenient to the rear, in addition to other transport links, as well as being within walking distance of the vast array of amenities which the city offers. Briefly comprising; communal hall, generous entrance hall, generous living accommodation (with west facing juliet balcony and south facing window), pleasant fitted kitchen off, double bedroom, newly refurbished bathroom. Secure communal bike and bin storage to the ground floor.

TOP FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) 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.
Made with Metropix 4/2021

Communal Hall

With staircase leading up to the top floor landing

Entrance Hall

16'11 x 3'1
5.16 x 0.94m

Open plan living area/kitchen

(I-shaped with kitchen off the main section)

Lounge/Dining area

16'7 x 11'3
5.05 x 3.43m
with juliet balcony

Kitchen area

7'3 x 5'8
2.21 x 1.73m

Bedroom

13'1 x 9'4
3.99 x 2.84m

Bathroom

6'10 x 6'10
2.08 x 2.08m

Secure communal bike & bin storage

Leasehold - remainder of 999 yrs, c£1180pa management charge, £150pa ground rent



For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9218-4019-7356-1507-0944>

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster>.