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Old Pump House Close, Bristol
Offers In Excess Of £280,000

2 bedroom flat for sale | Leasehold

The property-

Occupying a desirable ground floor position within this attractive and characterful development, this beautifully presented apartment effortlessly combines industrial heritage with contemporary city living. Offering spacious, light-filled accommodation throughout, it is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

Step inside to a welcoming entrance hallway that leads through to an impressive open-plan living and dining space, designed for both everyday comfort and effortless entertaining. Large windows flood the room with natural light, creating a bright and inviting atmosphere, while the stylish fitted kitchen is thoughtfully appointed with a range of contemporary wall and base units, integrated appliances and generous worktop space.

The spacious principal bedroom benefits from fitted storage and a sleek en-suite shower room finished with modern fittings and elegant tiling. A second well-proportioned bedroom offers excellent versatility, whether used as a guest room, home office or dressing room. Completing the accommodation is a beautifully finished main bathroom featuring a contemporary three-piece suite.

The convenience of a ground floor location makes day-to-day living effortless, while the apartment retains all the charm and character of this sought-after converted development. Further benefits include electric heating, double glazing, secure intercom entry and a superb blend of style, practicality and comfort in a highly desirable setting.

Outside-

The Old Pump House is a well-maintained and highly regarded development with attractive communal areas and secure gated access. Residents benefit from allocated parking, together with additional visitor parking nearby. The surrounding grounds are neatly landscaped and provide a pleasant setting, whilst the building itself retains distinctive architectural features that give the development a unique sense of character. Additionally, it benefits from a secure bike shed.

Location-

Situated in a convenient and well-connected location, The Old Pump House is perfectly placed for access to a wide range of local amenities. Nearby shops, supermarkets, cafés and restaurants cater for everyday needs, whilst excellent transport links provide easy access to the City centre and surrounding areas.

The property is also well positioned for commuters, with nearby rail and bus connections, together with excellent road links. A number of green spaces, leisure facilities and waterside walks can also be found close by, making the area popular with both professionals and those seeking a balance between city living and outdoor space.

Council Tax Band: B (Bristol City Council)
Tenure: Leasehold (994 years)
Ground Rent: £0 per year
Service Charge: £1,400 per year

Hall

Kitchen/lounge
5.91m x 4.86m (19'5 x 15'11)

Bedroom 1
4.36m x 2.73m (14'4 x 8'11)

En-suite
2.06m x 1.72m (6'9 x 5'8)

Bedroom 2
3.25m x 2.55m (10'8 x 8'4)

Bathroom
2.10m x 1.72m (6'11 x 5'8)





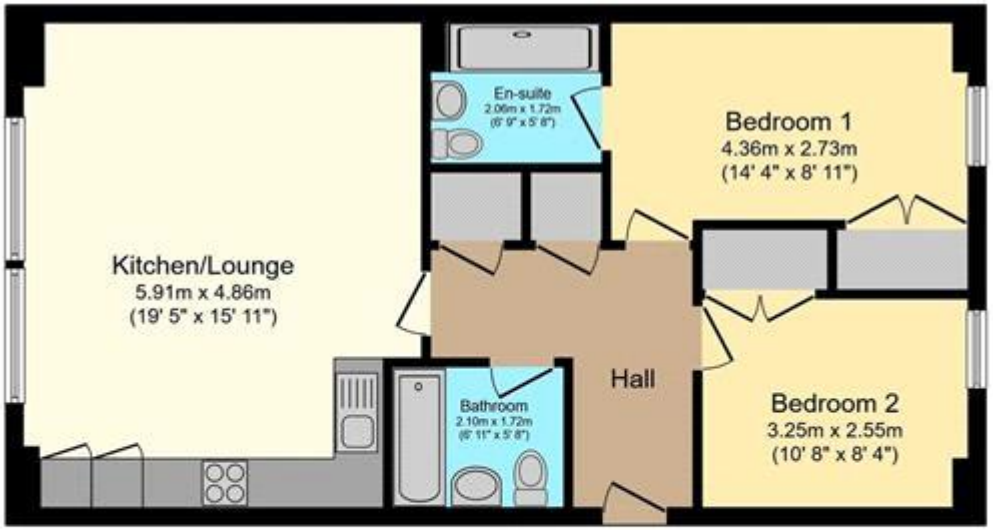








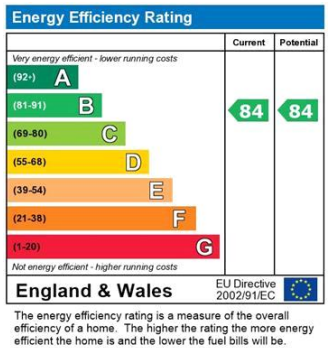
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Total floor area 68.1 sq.m. (733 sq.ft.) approx

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

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