



24 Picture House Court, Bedminster

£550,000



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24 PICTURE HOUSE COURT, BEDMINSTER, BS3 1BF

Located just off the popular North Street, this fantastic four-bedroom eco home offers stylish, spacious and modern accommodation with the rare amenity of a garage in the heart of Bedminster.

Entering through the front door, there is a generous hall leading through to the kitchen/diner. This room is spacious with sleek, white fitted kitchen with all integrated appliances such as fridge/freezer, hob, oven, extractor fan, washing machine and dishwasher. There is plenty of room for a dining table and chairs and there are French doors which open out onto the garden. There is a downstairs WC from the main hall.

On the first floor, the bright and spacious main reception room is at the front of the house with a lovely large window with great views over the colourful houses of Southville, as well as Brandon Hill and the wills Memorial Building Tower. There is a double bedroom at the back which is well proportioned with a tall window. There is a shelved walk in cupboard and second storage cupboard which houses the Mechanical Ventilation Heat Recovery (MVHR) system, which provides the property with a continuous supply of filtered fresh air whilst minimising heat loss.

On the second floor there are two further double bedrooms, the one at the back with very large window overlooking the church gardens behind, giving it a very private feel. The main bathroom is also on this floor and is modern with bath with shower over, WC, sink and heated towel rail. On the third floor there is a master suite with large double bedroom, ensuite shower room and French doors opening onto a private balcony/roof terrace.

The garden is very private and low maintenance being paved with a south easterly aspect. The integrated garage is large and has power, light and an electric car charging point.

The property has obtained the PHI Low Energy Building Standard (like Passivhaus), which means it is very well insulated (and free of thermal bridges), has triple glazed windows with insulated frames, and a highly efficient heat exchanger. The house is also equipped with solar hot water panels on the roof, which allows it to consume significantly less energy as well as being more ecological and economical to run.

Southville Primary School approx. 0.31km
Holy Cross RC Primary School approx. 0.32km
Compass Point Primary School approx. 0.37km

Location

Located in the heart of Bedminster, in a private cul-de-sac off North Street and close to its wonderful array of shops, delis, stores, restaurants, gastro pubs and up market bars. Bedminster is ideally situated for easy access to the motorway networks, Temple Meads mainline railway, the city centre and financial district. The Floating Harbour is only a stroll away and hosts many events throughout the year.

Directions

From the A4/Portway continue straight onto Cabot Way. Continue along Brunel Way/Plimsoll Swingbridge/A3029. Take the slip road towards Bedminster and follow A370. Turn right onto Beaufort Road and then right onto Stackpool Road. Turn left onto Greville Street and turn left again to stay on Greville Street. Turn left onto North Street. Picture House Court will be on the right.

Lease Information

Length of lease remaining: Approx. 998 years
Service Charge: Approx £1,000 - £1,200 per annum
This includes general repairs & maintenance of communal areas, grounds maintenance, building insurance, Director's & Officer's insurance, general reserve, electricity, management fees and fire risk assessment.

If you have a property to sell and would like a, no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £550,000

Tenure: Leasehold with a share of the Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: D

Local Authority: Bristol City Council

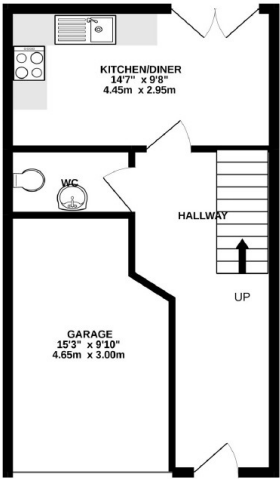
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

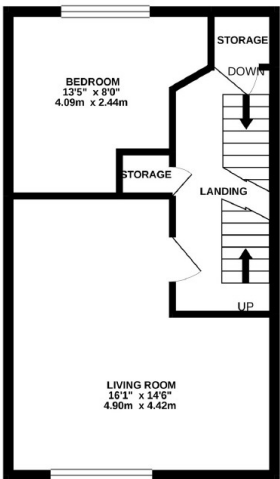
Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

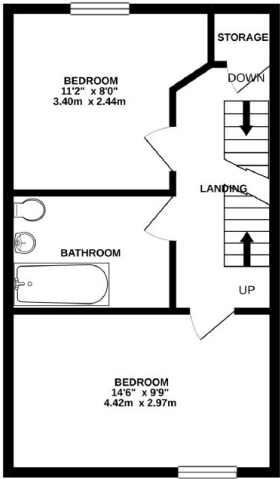
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



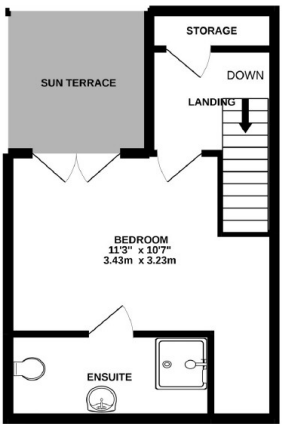
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

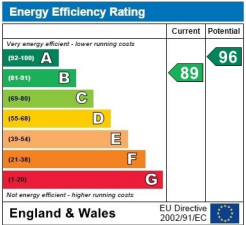


3RD FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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.
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- An eco-friendly low energy house
- Situated in the popular area of Bedminster
- 2 Bathrooms
- Solar Hot Water Panels
- Integrated Garage



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