



THE PUMP HOUSE, PUMP HOUSE LANE, ST.ANNES, BS4
£295,000 LEASEHOLD



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2 bedrooms | Kitchen/living room | Bathroom | River views | Private parking.

The pump house apartments are situated in a quiet secluded riverside location overlooking the river Avon. This converted Victorian building combines modern living with a historical architecture in a woodland setting.

The accommodation is spacious with a large master bedroom with river views, bedroom 2 which also has views over the river at the rear and a combined living room/kitchen area.

There is also a dedicated private parking space and communal gardens on the riverside itself.

Viewing Strictly by appt with the agents.

LOCATION

Situated down a private lane the property is located next to a rowing club in a wonderfully quiet tranquil setting.

Approx 3.3 miles from Bristol Temple Meads mainline railway station and approx 4 miles from Broadmead in the city centre.

Leasehold remainder of 125 year lease commenced 01/01/2007

Council Tax Band D

Management fees up to Dec 2023 £2342.64

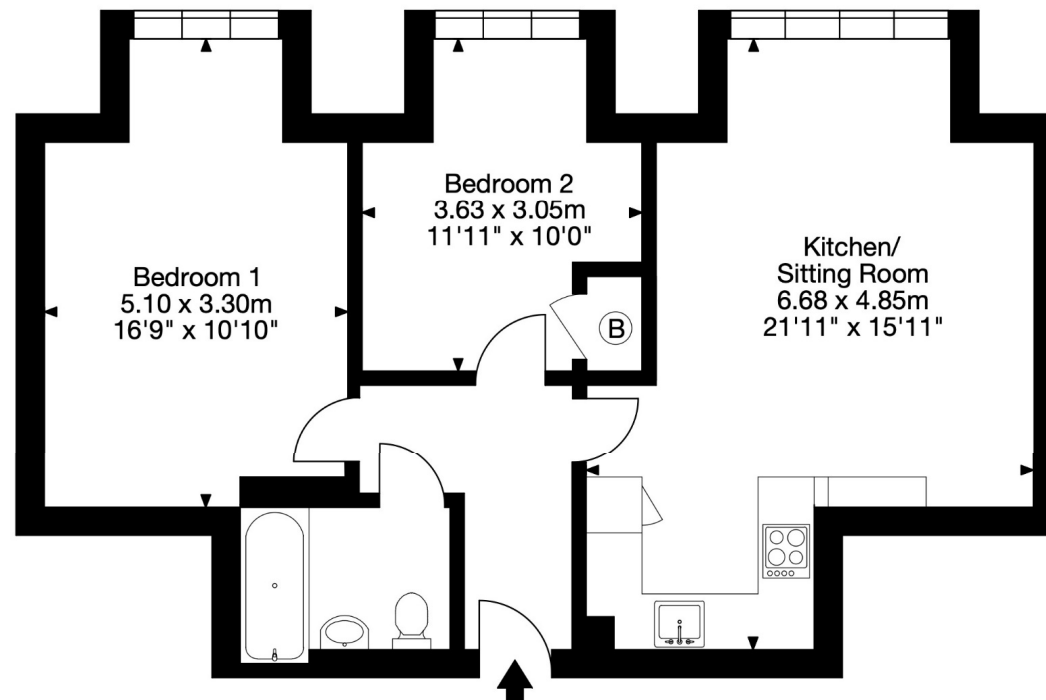
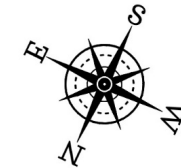
Ground rent £250 pa





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

9 The Pump House, Bristol BS4 4RQ
 Gross Internal Area (Approx.)
 59 sq m / 637 sq ft



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