







St. Johns Lane, , Bristol, BS3 5BA

- Ground Floor
- Low Charges
- Parking
- Master With Built In Wardrobe
- Superb Location
- Long Lease
- Private Garden
- Bay Fronted Living Space
- Modern Kitchen
- 61 Square meters

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £265,000

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DESCRIPTION

We are pleased to present this superbly positioned two bedroom ground floor flat sitting on St Johns Lane, close to North Street & Victoria Park. Converted in 2017 the apartment is sure to prove perfect for anyone looking for a spacious two bed with parking and private garden and a complete chain!

You access the flat through the communal entrance, whereby you are greeted by the hallway which offers an airing cupboard and hanging space for coats. The standout space is the light and airy kitchen/ living room which spans the width of the apartment and boasts the bay window. The larger of the two bedrooms offers a view over the garden and built in wardrobe, whereby the second sits to the rear. The shower room is complete with a modern suite with tiled shower enclosure. Outside, the garden is private and laid with patio, it faces west making most of the afternoon and evening sun, there is stair access to the rear where you will find the private parking.









TENURE
Leasehold
Ground rent - £250.00 per annum
Maintenance charge - £1,164.38 per annum
Lease term - Balance of a 250 year lease from 2017

Council Tax Band-
B

EPC BAND - C - Please see below for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/8905-7135-3170-3680-9922

kitchen/ living space
16'0" x 14'9"

bedroom one
13'1" x 9'10"

bedroom two
11'5" x 9'10"

shower room
6'6" x 5'2"











Viewings

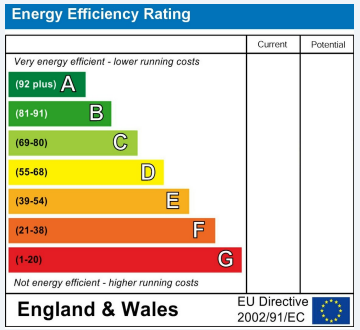
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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