



## St. Johns Road, Southville, Bristol, BS3 1FQ

- 8th Floor
- On Street Parking
- 3 Years Old
- Part Of Factory No.1
- Concierge
- Breathtaking Views
- Superb Condition
- Balcony
- Close To City Centre

**Offers In The Region Of £350,000**





# St. Johns Road, Southville, Bristol, BS3 1FQ

## DESCRIPTION

We are pleased to present this immaculate 8th floor apartment in the desirable 'Cutting Room' which forms part of the Factory No 1 development.

Constructed in 2022 its sure to prove perfect for any first time buyers or couples looking for a stunning apartment in this central location. The apartment boasts a lovely open plan kitchen/ living room with sliding doors opening to the private balcony, which overlooks the city. The kitchen affords built in appliances to include a fridge/ freezer and dishwasher. The double bedroom is fitted with a built in wardrobe whilst the bathroom offers a contemporary three piece suite and marble effect tiles. Further benefits include a handy airing cupboard which currently houses the water tank and offers space for a washing machine.

Cutting House forms part of the desirable Factory No1 development. Constructed in 2022 by City & Country its an area popular with young couples and first time buyers due to its proximity to central Bristol. For those requiring access links there are a selection of bus stops along Bedminster Parade whilst Temple Meads sits less than a 10 minute walk away. The vibrant Wapping Wharf & North Street offer a selection of bars, shops and restaurants, both of which are less than a 15 minute walk away.

### TENURE

Leasehold

170 year lease from 2022

Maintenance Charge - £2,411.16 per annum

Ground Rent - £0 per annum

### COUNCIL TAX BAND

C

EPC BAND - B - PLEASE SEE BELOW LINK FOR FULL EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3531-7080-2907-0565>

### Kitchen/ Living Room

20'9" x 15'10"

### bedroom

12'2" x 9'6"

### shower room

7'4" x 4'11"









8TH FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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### Viewings

Please contact [bedminster@hunters.com](mailto: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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.