



Coronation Road, , Southville, Bristol, BS3 1AZ

- Popular Location
- Lovely condition throughout
- Gas central heating
- Ideal For First Time Buyers
- Full rewire in 2018
- Hall Floor Apartment
- Original Features
- Spacious Accommodation
- Close To Central Bristol

£265,000



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DESCRIPTION

We are pleased to present this spacious one bedroom hall floor apartment in popular Southville sitting on Coronation Road. Sitting in a converted victorian building its sure to prove perfect for a first time buyer looking for a unique, well presented apartment in this great location.

Offering spacious accommodation internally the standout feature of this property is the open plan kitchen/ living room which boasts the substantial bay window. The bedroom comfortably fits a double bed whilst the bathroom has been updated to offer a three piece suite. This great apartment is packed with original features throughout and is sure to be ideal for anyone looking for their first home. It was renovated in 2018 by the present vendor to include a rewire and gas central heating.

Coronation Road sit on the outskirts of Southville, an area popular with first time buyers and families due to its proximity to central Bristol, access links via Bristol Airport & Temple Meads station which is just a 15 minute walk away. There are a vast array of bars, restaurants & shops in North Street and the vibrant Wapping Wharf.

We understand from our vendor that the following charges apply;

Service charge - £1,380.00 per annum.

Ground Rent - £0

Balance of a 999 year lease from 1996.

COUNCIL TAX BAND - A

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9571-3045-9209-5415-6200>

Kitchen/ Living Room

19'11" x 16'1"

bedroom

16'0" x 13'9"

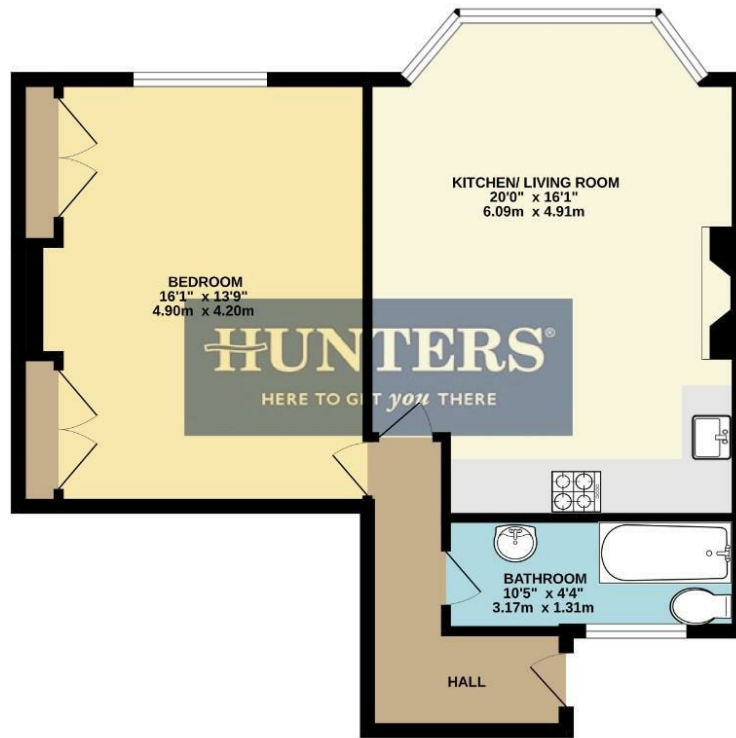
bathroom

10'4" x 4'3"





FLOOR SPACE
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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.
Made with Metropix C2025

Viewings

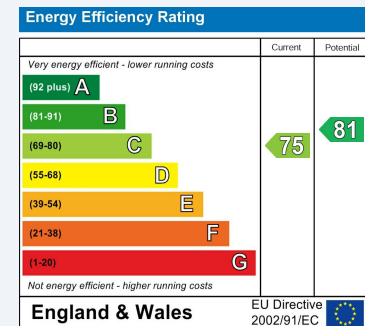
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.