







# St. Johns Lane, , Bristol, BS3 5AY

- Top Floor Apartment
- Large Living Room
- Low Running Costs
- No Onward Chain
- · Loft Access

- Victorian
- Two Double Bedrooms
- Recently Decorated & Carpeted
- Open Plan Living Space
- · Gas Central Heating



# Offers In The Region Of £257,500

## St. Johns Lane, , Bristol, BS3 5AY

### **DESCRIPTION**

Hunters are pleased to present to the market this two bedroom victorian apartment sitting on St Johns Lane, Bedminster. Offered to the market with no onward chain its sure to prove popular for people wanting to make a property their own in this superb location.

Internally you access the apartment through the communal hallway, which has recently been decorated and carpeted. You open to the hallway, which gives access to the handy utility space. The open plan kitchen/ living room sits over looking St Johns Lane There are two double bedrooms & three piece bathroom. The apartment has recently been decorated and laid with carpet throughout and is sure to prove perfect for any couple or first time buyer looking for a charming property in this superb spot.

St Johns Lane sits in Bedminster, which is known for its array of shops & access links. It sits just a short stroll from the charming Victoria Park & Marksbury Road open space. There are a range of schools close by, and those requiring train access Temple Meads sits just under a 30 minute walk away.



Leasehold, with 50% share of freehold. 999 year lease from 2009 Ground rent - £Nil. Maintenance Charge - £177.88 - per annum.

EPC Band - C - Please see below link for full EPC report; https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2042-9210-2292-0031

COUNCIL TAX BAND - B

kitchen/ living room 16'0" x 13'8"

bedroom one

12'9" x 10'8"

bedroom two 10'2" x 9'2"

bathroom 7'8" x 7'4"





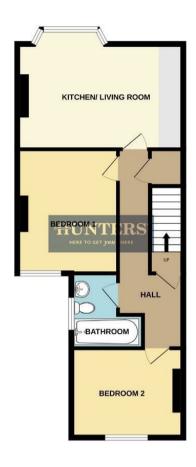












TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx. as to their operability or efficiency can be given.

Made with Metropic 22025.

### Viewings

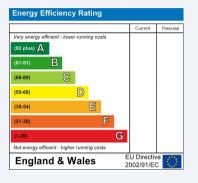
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

#### **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.

HERE TO GET YOU THERE



