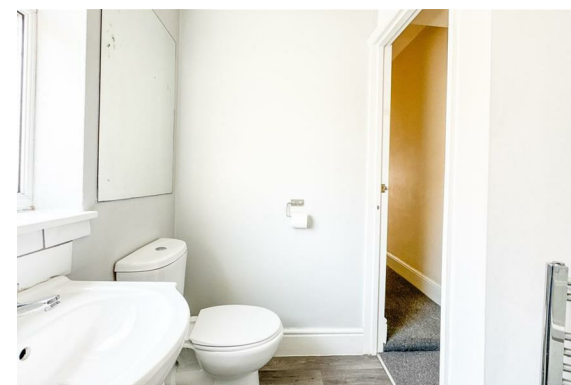
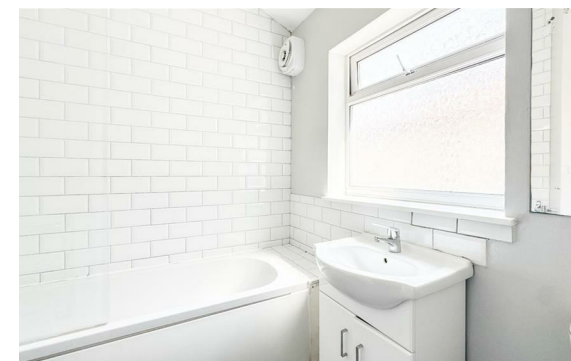




## St. Johns Lane, , Bristol, BS3 5AY

- 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.

### TENURE

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"





FLOOR SPACE  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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 ©2025

### 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.



165 East Street, Bedminster, BS3 4EJ  
Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

## 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.

