



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

- Fifth Floor
- Stunningly Presented
- Ensuite Shower Room
- Balcony
- Concierge
- Complete Chain
- Allocated Secure Parking Space
- Open Plan Living
- Lift Access
- Close To Central Bristol

Guide Price £425,000



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DESCRIPTION

Guide Price £425,000-£450,000

We are pleased to offer for sale this stunning fifth floor apartment sitting in the desirable 'Cutting Room' which forms part of the Factory No.1 development. Completed in 2019 by the esteemed City & Country developers the apartment is sure to prove perfect for any couple who are looking for a city centre apartment in a superb position.

Upon entering the property you are greeted by the entrance hall, which opens to the stunning open plan kitchen/ living space. It boasts a dual elevated outlook with private balcony, there is also an addition of a large island. The two bedrooms are both double rooms, complete with built in wardrobes, the larger of which offers an ensuite shower room. Completing the accommodation is the three piece bathroom & utility cupboard, there is also a secure allocated parking space.

Cutting Room forms part of the Factory No.1 development, completed by City & Country in 2019 its a development popular with first time buyers and down sizers due to its proximity to central Bristol. The development boasts a 24 hour concierge, allowance for pets and lift access down to the parking area.

Tenure-

Leasehold

Balance of a 175 year lease from 2019

Ground rent - £0

Maintenance charge - £3,626.87 - Paid 6 monthly (due to go down next year)

Council tax band - D

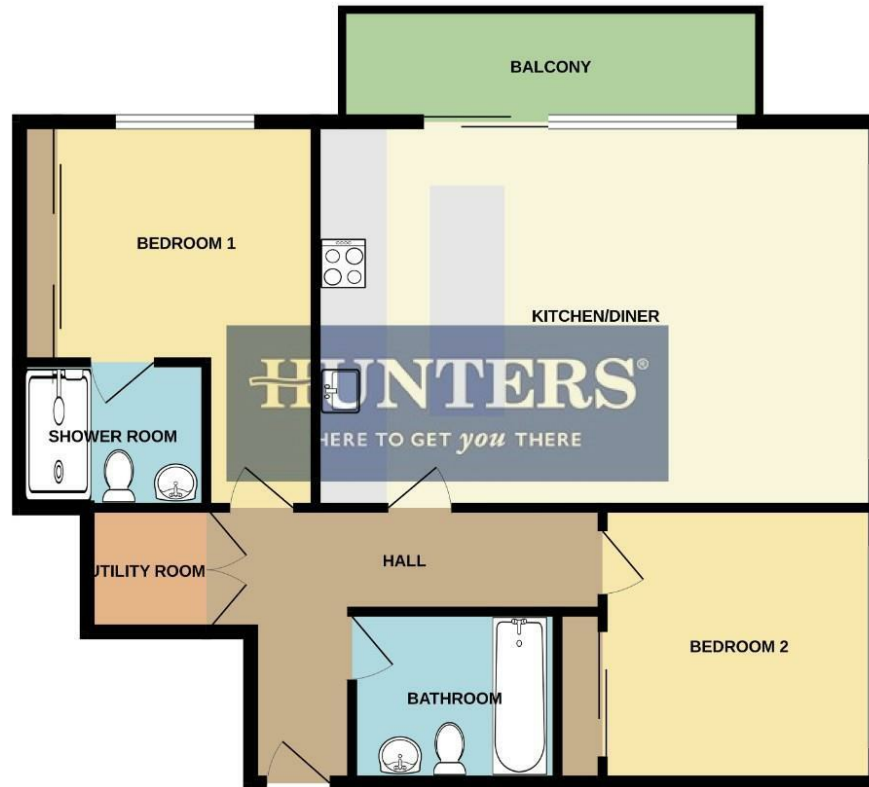
EPC Band - B - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/7737-1938-8000-0381-5202>





FIFTH FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
While 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 2/2025

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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