



St. Johns Lane, , Bristol, BS3 5BE

- Leasehold - share of freehold
- Off Street Parking
- Superb Location
- Council Tax Band A
- Large Corner Garden
- Exposed Wood Flooring
- Ideal For First Time Buyers
- Gas Central Heating

Asking Price £245,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are pleased to present to the market this well appointed, one bedroom garden flat just off St Johns Lane, Bedminster.

Having been well kept by the present vendor the flat still offers scope for someone to make it their own. Internally the flat offers a spacious living room which offers a pretty exposed fireplace and french doors to the garden, whilst the kitchen is fitted with a range of floor units, both offer exposed wood flooring. The bedroom affords a view to the front and comfortably fits a double bed, whilst the bathroom is fitted with a white three piece suite.

Perhaps the biggest feature of the flat is the large corner plot south facing rear garden, which offers side access to the front where there is an allocated parking space. The property is sure to suit first time buyers who are looking for a spacious flat in this popular location.

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 & Marksby 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

Lease arrangement and charges;

We understand from our vendor the following charges apply;

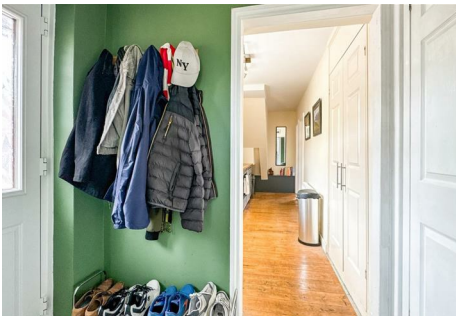
- Balance of a 999 year lease dated from 1989 (criss cross arrangement with upstairs flat)
- Ground rent £15 per annum.
- Maintenance charge - NIL

COUNCIL TAX BAND

A

EPC BAND - Band C - please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/3135-9328-2500-0615-3202>



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living room
13'9" x 11'5"

bedroom
12'9" x 11'6"

kitchen
18'4" x 5'10"

GROUND FLOOR



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, 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.