



Victoria Road, Bristol

- One Bedroom
- Communal garden
- Vacant possession
- uPVC double glazed throughout
- Or Perfect for First Time Buyers

- First Floor Flat
- Council tax bands - A
- Gas central heating
- only two remaining!

Asking Price £145,000

Tenure: Leasehold

HUNTERS®

HERE TO GET *you* THERE

Victoria Road, Bristol

DESCRIPTION

Hunters are pleased to present a superb opportunity to secure a renovated first floor, one bedroom apartment sitting on the end of Victoria Road, a short walk from Temple Meads station and central Bristol.

Internally flat 4 boasts an open plan kitchen living space. The kitchen has been fitted with a new suite, and offers all white goods to include oven & hob, fridge/ freezer and washing machine, there is also new flooring with the remainder to be laid with carpet. The bedroom comfortably fits a double bed and offers access to the three piece shower room, which boasts a new suite and is tiled throughout. There is access to the shared communal garden, which offers composite decking throughout, and an allocated bike space.

Each apartment has been fitted with kitchen and bathroom suites. They have all been tiled throughout with the kitchen and bathrooms laid with new floor, the bedrooms and living spaces will be laid with carpet. Further benefits include a new telecom system (to be installed) all white goods will be included, and a new 999 year lease.

Victoria Road sits on the edge of St Phillips, an area that's currently undergoing a huge rejuvenation project and once completed will be a superb area for young professionals and commuters due to its proximity to central Bristol and Temple Meads Train Station.

Tenure & charges-
999 year lease from 2024.
Ground rent & maintenance charge - £0

COUNCIL TAX BAND
A

RENTAL APPRAISAL (correct as of 16/06/2024)-
Apartment 4 - £165,000 - £1,050.00pcm

EPC BAND - We are awaiting full EPC reports



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 256 sq.ft. (23.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.
165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com <https://www.hunters.com>



Council Tax: A

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

