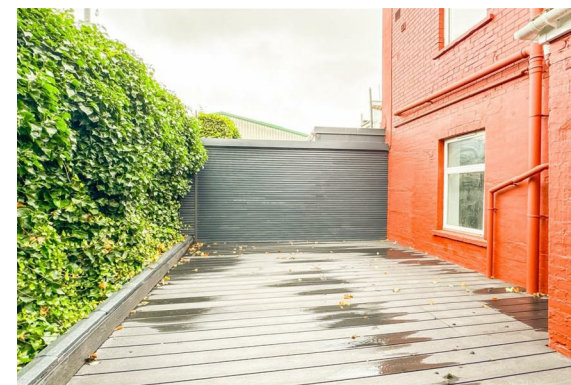




Victoria Road, St. Philips, Bristol, BS2 0UJ

- Superb investment opportunity
- Communal garden
- Vacant possession
- uPVC double glazed throughout
- Fully renovated
- 4 one bedroom self contained apartments
- Council tax bands - A
- Gas central heating
- Perfect investment

Offers In Excess Of £500,000



Victoria Road, St. Philips, Bristol, BS2 0UJ - Offers In Excess Of £500,000

DESCRIPTION

Hunters are thrilled to present for sale this superb opportunity to secure a development of four, one bedroom self contained apartments. Offered to the market with no onward chain having been recently renovated the development its sure to prove perfect for any investor wanting a ready made opportunity in this superb up and coming location.

Internally there are four apartments, sharing a communal hallway, each offers a built in kitchen, three piece shower rooms and 'Valliant' combination boilers, all apartments boast uPVC double glazing. There is a private communal garden to the rear.

Victoria Road sits on the edge of St Phillips, an area thats 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. We are inviting offers over £500,000 and viewings are strictly by appointment only, so please contact the office to arrange an internal viewing appointment.

TENURE

The apartments can be on individual leases but we are offering for sale the freehold of the building to include the leases.

COUNCIL TAX BAND

All apartments are council tax band- A - Bristol City council

GDV & RENTAL APPRAISALS (correct as of 07/05/2025)-

If the properties we're bought up to modern specification we would estimate the following values;

Apartment A - £1,100.00pcm

Apartment B - £950.00pcm

Apartment C - £1,100.00pcm

Apartment D - £950.00pcm

Investment yield at asking price - 9.84% approximately.

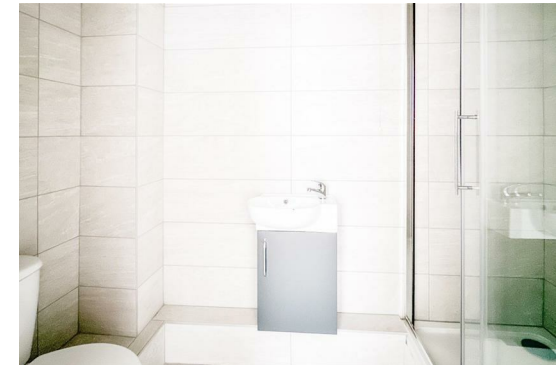
EPC BAND - Please see below EPC links;

Apartment A - EPC Band D - <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2069-4090-2794-4845>

Apartment B - EPC Band C - <https://find-energy-certificate.service.gov.uk/energy-certificate/9396-3908-3209-9664-7204>

Apartment C - EPC Band C - <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2369-4090-2794-3825>

Apartment D - EPC Band D - <https://find-energy-certificate.service.gov.uk/energy-certificate/6534-4729-9009-0689-8292>







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.

HUNTERS
HERE TO GET *you* THERE



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