



Connells

Tobacco Store St. Johns Road  
Southville Bristol



# Tobacco Store St. Johns Road Southville Bristol BS3 1FN

for sale  
**£440,000**



## Property Description

Welcome to this well-presented two-bedroom apartment in Southville, Bristol. Designed with modern living in mind, the property offers a practical layout and a strong balance of comfort and style, making it an appealing choice for people seeking refined city living.

The flat opens into a spacious dual-aspect reception room, filled with natural light and providing a versatile setting for both everyday living and entertaining. The open-plan kitchen is integrated into the main space, offering a clean, functional design that supports contemporary lifestyles.

Accommodation includes two double bedrooms. The principal bedroom is spacious with large double glazed window, en-suite and built-in storage. While the second double room offers flexibility for guests, family, or home office use. The modern family bathroom is positioned centrally for ease and convenience.

Located on St John's Road, the apartment places you in the heart of Southville's vibrant community, with excellent access to Bristol's dining, shopping, and cultural attractions. Public transport links and walking/cycling routes are close at hand, adding to the property's appeal.

This apartment combines modern design with everyday practicality, presenting a strong opportunity for buyers seeking a well-located home in one of Bristol's most desirable neighbourhoods.

## Kitchen/Living Room

28' 10" x 15' 11" ( 8.79m x 4.85m )

Modern open plan living. Matching slate colour base and head units with granite work top. Integrated double oven with built-in extractor fan over. Integrated hob with white tile splashback. Inset sink with chrome mixer tap. Integrated full-size fridge/freezer and Dishwasher

Large full aspect double glazed window and sliding door to balcony. A great space for relaxation.

## Bedroom One

18' 10" max x 9' 11" max ( 5.74m max x 3.02m max )

Large main bedroom with full length floor to ceiling window to side. built-in storage and en-suite.

## En-Suite

Modern three piece bathroom suite. With low level WC, wash hand basin with gold taps. Shower cubicle with gold hardware and sliding glass screen. Large vanity mirror and toiletry shelf.

## Bedroom Two

13' 7" max x 10' 1" max ( 4.14m max x 3.07m max )

Great sized double bedroom. Full-length double glazed window. Currently in use as a home office. This room offers ample space for a double bed, as well as free-standing furniture.

## Main Bathroom

Modern three piece bathroom suite. With low level WC, wash hand basin with chrome taps, and shower over bath. Large vanity mirror and toiletry shelf.

## Balcony

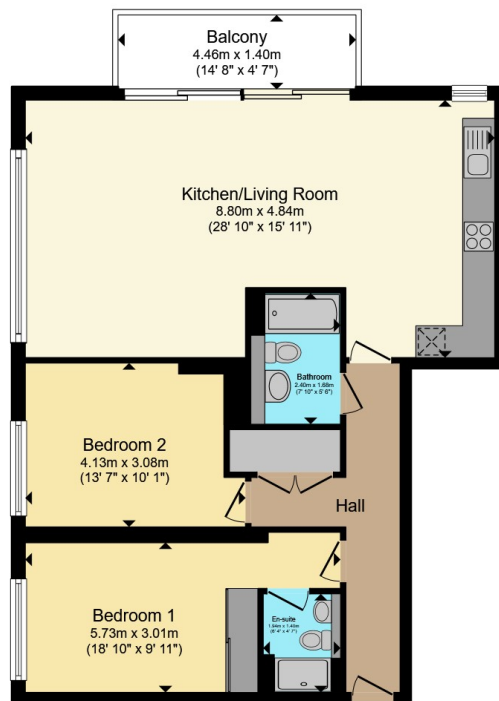
14' 8" x 4' 7" ( 4.47m x 1.40m )

Well sized balcony offering rare outdoor space. Accessible via open-plan lounge area. Ample space for a table and chairs.

### **Allocated Parking**







Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: B

Council Tax  
Band: D

Service Charge:  
3400.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312077](http://connells.co.uk/Property/BMR312077)**

This is a Leasehold property with details as follows; Term of Lease 175 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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