



MAGGS
& ALLEN

270A ST. JOHNS LANE
BEDMINSTER, BRISTOL, BS3 5AU
£225,000

A generously sized one-bedroom ground floor flat with a private rear garden, offered with no onward chain.

Summary

Entering in from St Johns Lane, you will be greeted with what a is a large, light and bright kitchen/living space. The room is fitted with hard flooring, uPVC windows, composite front door and decorated in a range of contemporary colours. The kitchen is fitted with a range of base and wall-mounted units with grey tiled splashbacks and space for a fridge/freezer, washing machine and cooker.

Through to the rear of the apartment you will find the bedroom, occupying a position adjacent to the garden and comfortably able to accommodate a double bed. From bedroom there is an en suite, with shower-over-bath, WC and basin and access to the garden. A level, low-maintenance space - the garden benefits from a sunny aspect in the afternoon.

The property is fitted with uPVC windows throughout and gas central heating, and offered with no onward chain.

Location

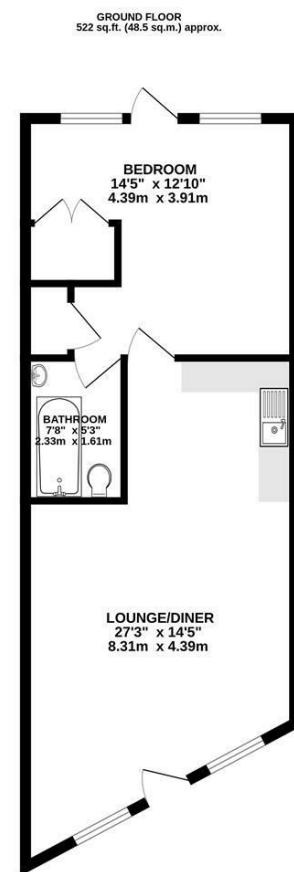
Situated on the south side of Bristol, bordering Southville, Windmill Hill, and Bedminster Down, Bedminster is a popular spot, known for its lively vibe and how it's been done up a bit recently. North Street's the main drag, a proper hub with all sorts of grub spots, pubs, cafes, and independent shops, which makes it a good shout for all sorts of folk.

For families, there are decent schools about, like Ashton Gate and Southville Primary, and Ashton Park School. You've also got your green spaces, like Victoria Park and Windmill Hill City Farm, for a bit of fresh air. Getting about's not a bother either, with its own train station for getting to places, and good bus and bike routes into Bristol city centre. You'll see a lot of Victorian terraces, plus some houses from the 30s and new builds popping up, so there's a fair mix of places to live.

Lease Information

We have been advised that upon the sale of the property, a new 999 year lease will be created. The sale will include a 50% share of the management company shares. We have been advised that the building insurance for 24/25 was £292.06. The sub-metered gas estimated at £500 annually.





TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.
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 for 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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- One bedroom ground floor flat
- Private, low-maintenance rear garden
- Sizeable open-plan kitchen/lounge-diner
- Three-piece bathroom with shower-over-bath
- Double bedroom
- In a popular location
- Offered with no onward chain
- Ideal first time buy

Guide Price: £225,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: A

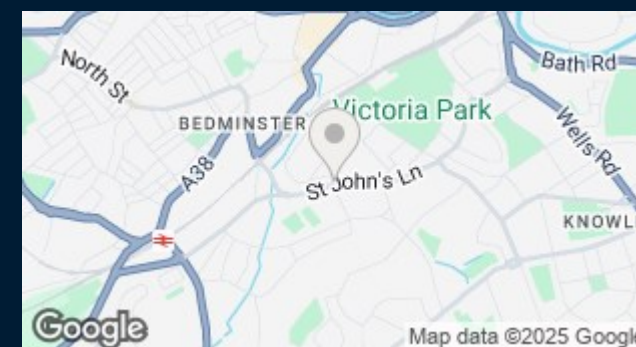
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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