



Coronation Road, Southville, Bristol, BS3 1AZ

- Top Floor
- Long Lease
- Large Reception Room
- Victorian Conversion
- No Chain
- Worcester Combination Boiler
- Overlooking The River
- One Double Bedroom

£220,000



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DESCRIPTION

Hunters are pleased to offer this superbly positioned one bedroom top floor apartment in this grand Victorian building. Whilst requiring some modernisation, the property is offered with no onward chain and is sure to prove perfect for any first time buyer looking for a charming home close to central Bristol & Wapping Wharf.

Sitting on the top floor you enter the property via the communal hallway, which has just had new carpet laid. Upon entering the apartment you are greeted by the hallway, which opens to the modern fitted kitchen. The living room is a lovely large space boasting a view over the river, whilst the bedroom sits to the rear and comfortably fits a double bed and houses the 'Worcester' gas combination boiler. The bathroom offers a three piece suite.

The apartment sits within Southvilles residents parking zone, and boasts a long lease. Coronation Road sits on the outskirts of Southville, an area popular with first time buyers and young families due to its proximity to the vibrant North Street & Wapping Wharf.

TENURE

Leasehold

Service charge - £2,352.00 per annum.

Ground Rent - £0

Balance of a 999 year lease from 1996

COUNCIL TAX BAND

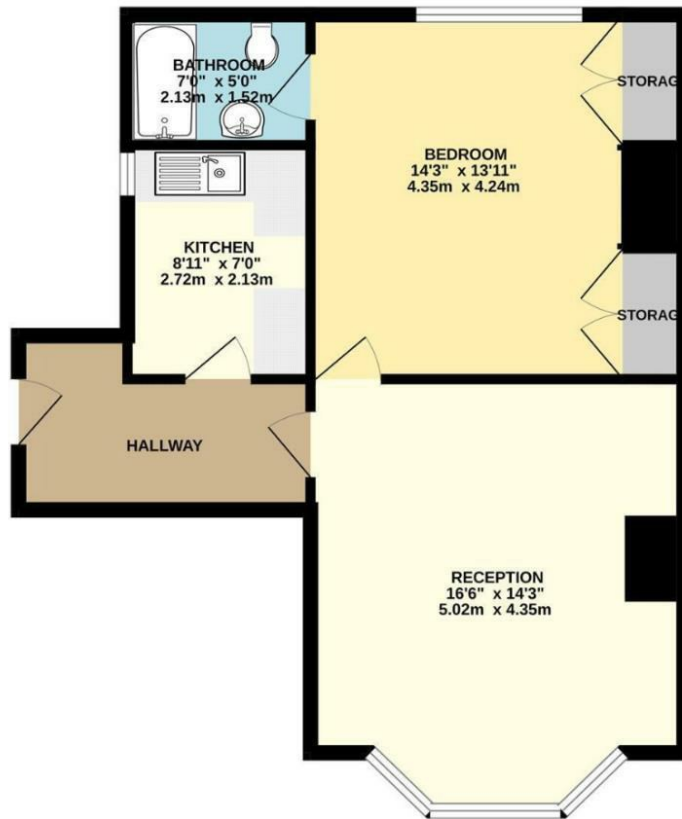
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EPC BAND - D - Please see below full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2466-3048-6207-7635-3204>







TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.
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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.



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