



Not for marketing purposes INTERNAL USE ONLY

Capstan Room St. Johns Road  
Southville Bristol



## Property Description

Set within one of South Bristol's most sought-after modern developments, this beautifully presented apartment offers a calm, contemporary living space with a refined finish throughout. Positioned within a well-kept courtyard setting, the home enjoys a sense of privacy and light, with generous glazing and a thoughtful open-plan layout that makes everyday living feel effortless.

The main living space is a standout feature — a long, elegant room that blends kitchen, dining, and lounge areas into one cohesive environment. Full-height double-glazed doors open onto a private balcony overlooking the landscaped courtyard, creating a natural extension of the living space and allowing light to flow from morning through to evening. The kitchen is sleek and modern, with integrated appliances, clean lines, and excellent storage.

The bedroom is notably spacious, with room for a large bed, freestanding furniture, and additional nursery or dressing space if desired. A rear-aspect double-glazed window brings in soft natural light, while the mirrored wardrobes enhance the sense of space. The bathroom continues the contemporary theme, finished with stylish tiling, modern brassware, and a clean, hotel-inspired aesthetic.

With lift access, secure communal areas, and a location moments from North Street, Wapping Wharf, and the harbourside, this is a home that balances style, convenience, and comfort — ideal for first-time buyers, downsizers, or anyone seeking a modern base.

## Entrance Hallway

A welcoming entrance hall with access to all rooms, finished with light flooring and space for coats and shoes.

## Kitchen/Living Room

23' 5" max x 12' 5" max ( 7.14m max x 3.78m max )

A bright and generous open-plan living space with front-aspect double-glazed doors opening onto the balcony. The lounge area offers ample room for seating, while the dining space comfortably accommodates a four-seat table. The contemporary kitchen features light cabinetry, integrated oven and hob, and a clean white tiled splashback.

## Bedroom

14' 6" x 10' 1" ( 4.42m x 3.07m )

A spacious and beautifully presented bedroom with a rear-aspect double-glazed window. The room offers excellent floor space for a large bed, bedside furniture, and additional storage, complemented by mirrored wardrobes that enhance light and space.

## Bathroom

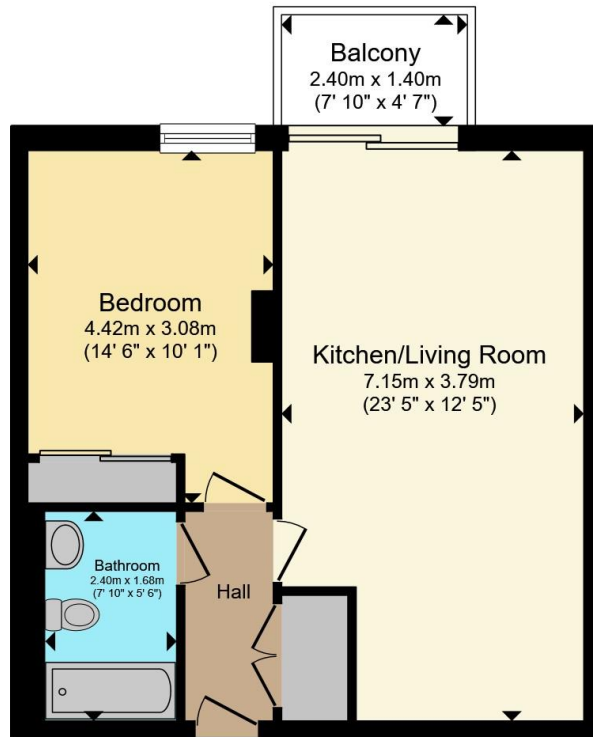
A sleek, modern bathroom finished with dark tiling and contemporary brassware. Fitted with a bath and overhead shower, wall-mounted WC, and a stylish basin with mixer tap.

## Balcony

7' 10" x 4' 7" ( 2.39m x 1.40m )

A private outdoor space accessed from the living room, overlooking the landscaped courtyard — ideal for morning coffee or evening relaxation.





Total floor area 49.8 m<sup>2</sup> (536 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



To view this property please contact Connells on

**T 0117 966 4278**

**E southville@connells.co.uk**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Awaited

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**check out more properties at connells.co.uk**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR312524 - 0002