



A perfectly positioned two bedroom apartment with secure parking & large terrace.

**Coronation Court, Cooperage Lane, Southville, Bristol, BS3**

£315,000 Leasehold (245 years remaining)



Open-plan kitchen/living room • Well-appointed kitchen with integrated appliances • Two bedrooms • Luxury tiled bathroom • Utility cupboard • Large terrace with space for seating and barbeque area • Secure and allocated off street parking • Secure and allocated off street parking • Highly sought after location in close proximity to North Street, Harbourside and Temple Meads

#### Local Information

Perfectly positioned for the amenities of nearby North Street with an array of independent restaurants, coffee shops, butchers and banks. A short distance away and on the opposing side of the River Avon is the popular Wapping Wharf development – home to a number of independent eateries, florist and art gallery. There are a number of health and leisure clubs within close proximity in addition to the open green spaces of Greville Smyth park and Ashton Court. Bristol Temple Meads is less than 2 miles away with regular services to London, Devon and Cornwall. The nearby A370 (Coronation Road) provides easy access to Bristol's commercial centre and the motorway networks.

#### About this property

Forming part of the 'Bankside' development, constructed in 2017, is this light and bright first floor lateral apartment measuring approximately 721 sq ft. Accessed via a clean and spacious communal entrance with stairs leading to the first floor, where a welcoming entrance hall provides access to all rooms. The apartment is well-maintained including upgraded Karndean LVT flooring through the hall and into the open-plan kitchen/living room. Two sets of double doors open out to the generous terrace

and the well-appointed kitchen includes a number of wall and base units, integrated appliances and Bosch oven, hob and extractor above. The room is open and sociable with distinct areas for seating and dining.

Two double bedrooms enjoy the morning sun via Juliette balconies and there is ample space for free-standing furniture. The bedrooms are serviced by a modern tiled bathroom on the opposing side of the hall, with shower over the bath, WC, wash hand basin and heated towel rail. Adjacent is a useful utility cupboard with plumbing for the washing facilities and additional storage space.

Accessed via the open-plan kitchen/living room is a low-maintenance terrace which enjoys sunlight throughout much of the day. There is ample space for seating, making it a perfect place to enjoy the evening sun and entertain. Furthermore there is secure and allocated off street parking and a bin/bike store.

#### Tenure

Leasehold (245 years remaining)

#### Local Authority

Bristol City Council, Bristol

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied

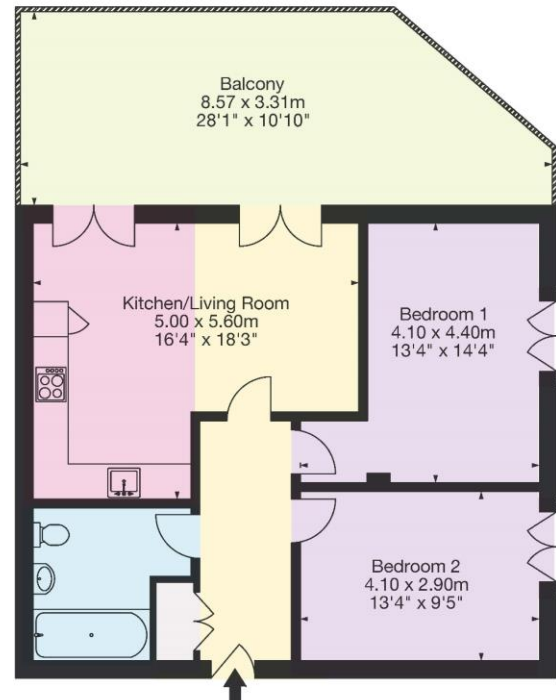
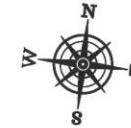




# Coronation Court

## Southville BS3

Approximate Gross Internal Floor Area  
67 sq m/721 sq ft



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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