



A slick and stylish first home or investment with panoramic views.

Tobacco Store, St. Johns Road, Bristol, BS3

£299,950 Leasehold (172 years remaining)

savills

Open plan kitchen/living room with panoramic views • Modern kitchen with integrated Smeg appliances • Large balcony and landscaped communal gardens • Bedroom and separate contemporary bathroom • Utility room • Secure bike storage • Lift access • Concierge

About this property

Flat 10, Tobacco Store is a contemporary and stylish first home or investment in a very highly sought after BS3 location. The development was completed in 2020 and has had one owner. The access to the property is via some delightful, landscaped communal gardens and an impressive and well-maintained entrance hall with lift.

Located on the third floor, the apartment has a smart and bright entrance with engineered oak flooring and spot lighting throughout. There is a utility room immediately on the left housing the washer dryer, router, fuse board and providing useful storage.

The bedroom is on the right and is of a good size and carpeted with large floor to ceiling windows and a built-in wardrobe with full height mirrors. The bathroom is opposite and is contemporary and stylish with Vado bath and rain shower over, Vitra sink and WC, double wall mirror, towel radiator and charcoal floor and wall tiling.

The living room, at the end of the hall, is spacious, light and bright with a dual aspect, engineered oak flooring throughout, spot and pendant lighting, full height windows and the most stunning panoramic views from Brandon Tower and Wills Memorial Building around to St Mary

Redcliffe Church and the colourful houses of Totterdown. Sliding doors lead out onto a tiled, south facing balcony with steel railing and views over the communal gardens. The kitchen is modern and sophisticated with high spec integrated Smeg appliances including an oven/grill, fridge freezer, four ring ceramic hob and dishwasher. There are also marble worktops and back splash and a range of wall and base units.

There is residents parking available through the council as well as secure bicycle storage.

Tenure

Leasehold(172 years remaining)

Local Authority

Bristol City Council

Energy Performance

EPC Rating = B

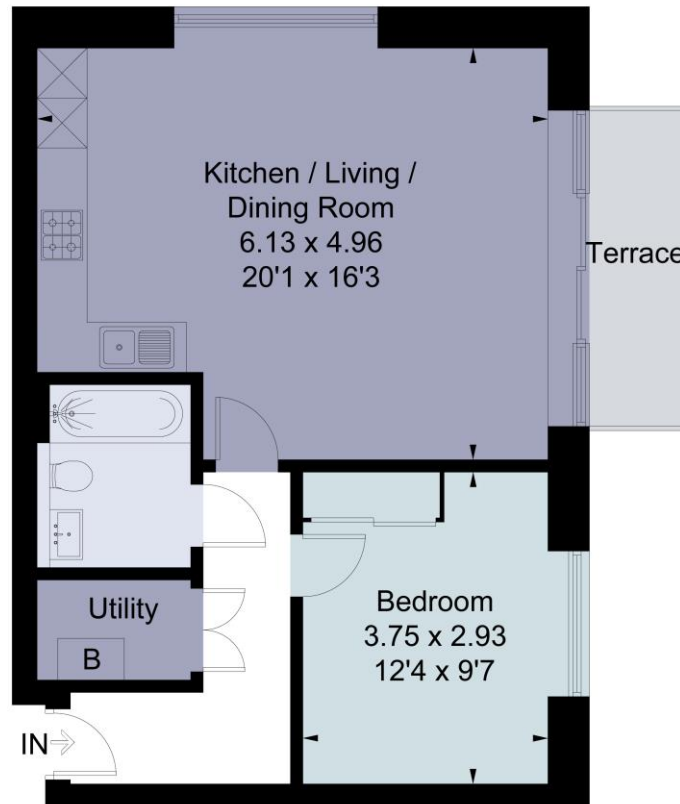
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.





Approximate Area = 56.1 sq m / 604 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Southville and Bedminster are extremely popular locations with a wonderful array of independently owned eateries, in addition to the Tobacco Factory, situated on North Street. You can walk into the city centre via Coronation Road and over Gaol Ferry Bridge and along the Harbour to the M Shed, Arncliffe and all the amenities on offer including theatres, restaurants and bars. Local schools include Ashton Gate and Southville primary, both of which are highly regarded within BS3. Greville Smyth Park is around 0.4 miles away with play area, tennis club and bowling green. Ashton Court offers 850 acres of open space with many cycle trails, golf course and picnic areas. Bristol has two mainline train stations, the closest of which is Temple Meads (approximately 1.5 miles away) with services to a number of cities nationwide. Bristol Airport offers flights to many European cities and some long haul destinations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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