



MAGGS
& ALLEN

30B ST. JOHNS LANE
TOTTERDOWN, BRISTOL, BS3 5AD
£250,000

A modern one-bedroom apartment with a generous living space, located in a lovely spot moments from Victoria Park.

Approach

From St John's Lane, a communal door opens into a stairwell, with a staircase rising to the first floor landing, where you will find the entrance to 30b.

Summary

The front door opens to an internal staircase, rising to a useful landing with a large storage cupboard ideal for storing coats and shoes.

This in turn leads to a large, open-plan reception room with wood-effect flooring throughout and multiple, dual-aspect windows allowing for an abundance of natural light to flood the room. Ample space is available for living and dining, and access is available to a useful, large storage cupboard.

From here, an internal door opens to a well-appointed, modern kitchen comprising a range of wall and base-mounted units with work surfaces, sink with drainer, integrated electric oven and hob, and space for a washing machine and fridge/freezer. A skylight provides picturesque views over the neighbouring Victoria Park, offering a rural feel.

Towards the other end of the property, the main bedroom is a sizeable double, with an external door leading to an easterly-facing roof terrace; ideal for enjoying the morning sun and rooftop views over the locality.

Completing the property is a modern shower room, encompassing a toilet, sink and large shower cubicle.

Location

Totterdown is a colourful, hillside neighbourhood just south of Bristol's city centre, known for its steep streets lined with brightly painted Victorian terraces. Perched above the River Avon, it offers sweeping views across the city while maintaining a cosy, community-focused feel. Independent cafés, pubs, and small creative businesses give the area a lively character, and nearby Victoria Park provides green space for locals to relax. Totterdown's mix of charm, accessibility, and artistic flair has made it a popular choice for young professionals, families, and anyone drawn to its distinctive, vibrant streetscape.

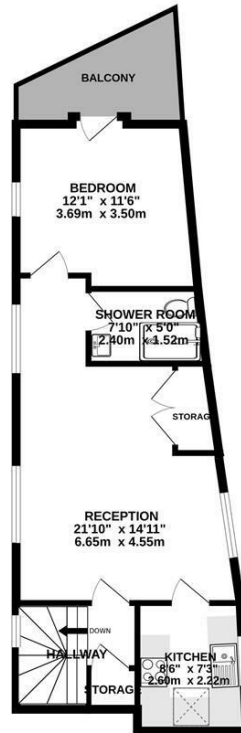
Lease Information

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



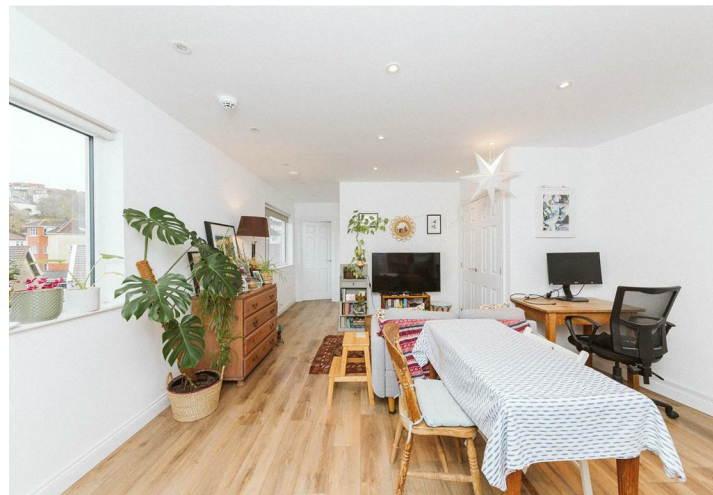
GROUND FLOOR
30 sq.ft. (2.8 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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 by 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.
Made with Metropix (2025)



- A modern, one-bedroom apartment
- Generous, open-plan living space
- Separate kitchen with integrated appliances and views over Victoria Park
- Double bedroom with access to a generous roof terrace
- Contemporary shower room
- Within close proximity to Victoria Park and the City Centre
- Offered to the market with no onward chain

Guide Price: £250,000

Tenure: Leasehold

Council Tax Band: A

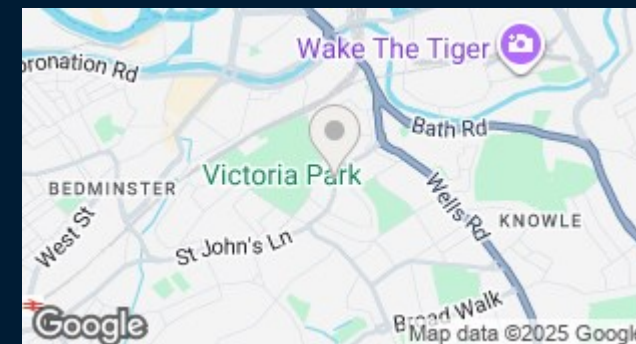
EPC Rating: D

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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