

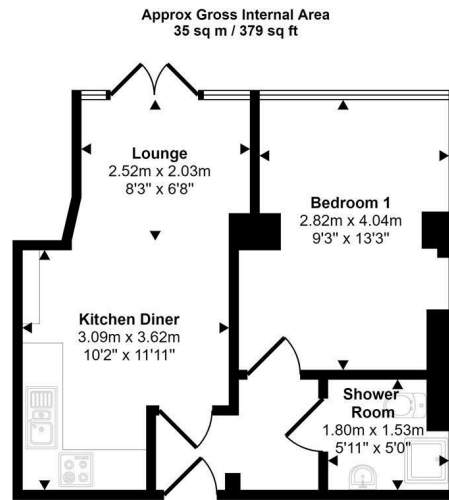
FLAT 2 3 BUSHY PARK
TOTTERDOWN, BRISTOL, BS4 2EG



AUCTION GUIDE £160,000

GUIDE PRICE £160,000-£170,000 A well-presented 1-bedroom garden flat benefiting from a modern kitchen and bathroom. Situated on Bushy Park, Totterdown the property is within walking distance to various amenities on Wells Road as well as being a short walk from Victoria Park and Perrett Park. The property would make for an excellent investment with a rental of approximately £1,200pcm once let. Perfect for private buyers and investors alike.

FLAT 2 3 BUSHY PARK, TOTTERDOWN, BRISTOL, BS4 2EG



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 April 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £171,000 - 1 BEDROOM GARDEN FLAT – TOTTERDOWN

DESCRIPTION

A well-presented 1-bedroom Garden Flat benefiting from a modern kitchen and bathroom. Situated on Bushy Park, Totterdown the property is within walking distance to various amenities on Wells Road as well as being a short walk from Victoria Park and Perrett Park. The property would make for an excellent investment with a rental of approximately £1,200pcm once let. Perfect for private buyers and investors alike.

LOCATION

The property is located on the corner of Bushy Park and Winton Street, Totterdown. Flat 2 is within walking distance to a range of amenities on Wells Road with superb access routes in and out of the city.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

FLAT 2

The property benefits from a spacious kitchen/living/dining room leading to a private rear garden. The flat also has a modern bathroom and sizeable bedroom.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

TENURE

We understand the property is sold on the remainder of a 999 years lease. Please refer to the online legal pack for confirmation.

GROUND RENT

We understand the ground rent payable is £50per annum. Please refer to the legal pack for a copy of the lease.

SERVICE CHARGE

We understand the service charge is £40pcm. Please refer to the legal pack for a copy of the lease.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.