

GARDEN FLAT 45 MANOR PARK

REDLAND, BRISTOL, BS6 7HL

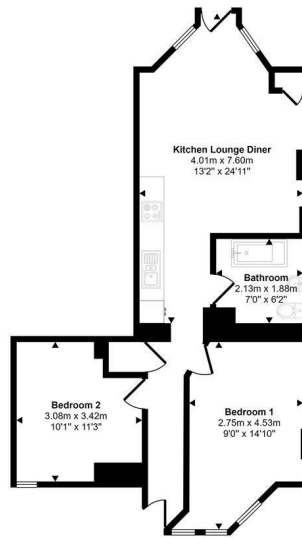


## AUCTION GUIDE £250,000

A spacious Garden Flat with open plan kitchen/living space, 2 double bedrooms and modern bathroom, plus a private and enclosed rear garden. The flat is part of an attractive Victorian building and benefits from its own private entrance. This is highly desirable and quiet location in a convenient position just a short walk from Whiteladies Road, Coldharbour Road and Durdham Downs. This is a perfect rental property or a fantastic first home.

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Approx Gross Internal Area  
55 sq m / 595 sq ft



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 Snaggy 360.

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SOLD FOR £277,500 - SPACIOUS 2 BEDROOM GARDEN FLAT IN HIGHLY SOUGHT AFTER ROAD.

## DESCRIPTION

A spacious Garden Flat with open plan kitchen/living space, 2 double bedrooms and modern bathroom, plus a private and enclosed rear garden. The flat is part of an attractive Victorian building and benefits from its own private entrance. This is highly desirable and quiet location in a convenient position just a short walk from Whiteladies Road, Coldharbour Road and Durdham Downs. This is a perfect rental property or a fantastic first home.

## LOCATION

Manor Park is situated in a great location in Bristol's leafy Redland district less than two miles from Bristol City Centre, convenient for the University of Bristol, the BBC and the city's hospitals. Redland railway station is also within easy reach, as are the bustling Coldharbour Road and Whiteladies Road, offering a terrific choice of shopping, cafes, bars, restaurants and other local amenities.

## ACCOMMODATION

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

## BASEMENT FLAT

This flat is approached by its own Private entrance which leads into the hallway. There are 2 double bedrooms, bathroom and a spacious open plan kitchen/living area that leads out to the private and enclosed rear garden.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

Leasehold

## LENGTH OF LEASE

We understand that the property is Leasehold for the remainder of a 999 year lease. Please check the legal pack for further information. This information should be checked by your legal adviser.

## SERVICE CHARGE

Our client informs us that the monthly service charge is £50. This information should be verified within the legal pack.

## 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](mailto: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](mailto: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.