



3 PASSAGE ROAD
WESTBURY-ON-TRYM, BRISTOL, BS9 3HN

Asking Price £350,000

- Immaculately presented 4-bedroom ground floor apartment
- Ideal buy to let investment
- Potential rental income of circa £36,000 PA
- Prime location in the heart of Westbury-on-Trym
- For sale with vacant possession



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



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Asking Price £350,000

DESCRIPTION

An immaculately presented ground floor 4-bedroom apartment, situated in the heart of Westbury-on-Trym village. The property has been finished to a high standard and is ready to be let to students or professionals. We anticipate a potential rental income of circa £750 pcm per room (£36,000 per annum) making the property a superb and high yielding investment.

LOCATION

The property is situated in the heart of Westbury on Trym, a level walk to the High Street with its variety of shops, restaurants, bars and supermarkets. Westbury on Trym is amongst the most sought after locations in Bristol and provides easy access to the open green spaces of Durdham Downs and Canford Park. For the commuter, there are excellent transport links to the motorway networks (M5, M4, M32) and the centre of Bristol.

ACCOMMODATION

The apartment is accessed via its own private entrance on Passage Road which leads into the semi open-plan living room/kitchen. The modern fitted kitchen has been tastefully designed with a range of handleless wall and base units, integrated appliances and metro tile splashbacks. There is a well-appointed shower room with vanity sink unit, WC, shower cubicle and heated towel rail. The four bedrooms are located off a central hallway and have been furnished with beds and shelving units, ready to be let.

RENTAL POTENTIAL

We would anticipate a market rent in the region of £750 pcm per room on an inclusive basis. Once fully let, this would equate to a gross annual income of circa £36,000.

PLANNING

The property (previously a ground floor restaurant) was converted into its current C4 (HMO) arrangement under Application No. 22/02000/F.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

LOCAL AUTHORITY

Bristol City Council.

TENURE

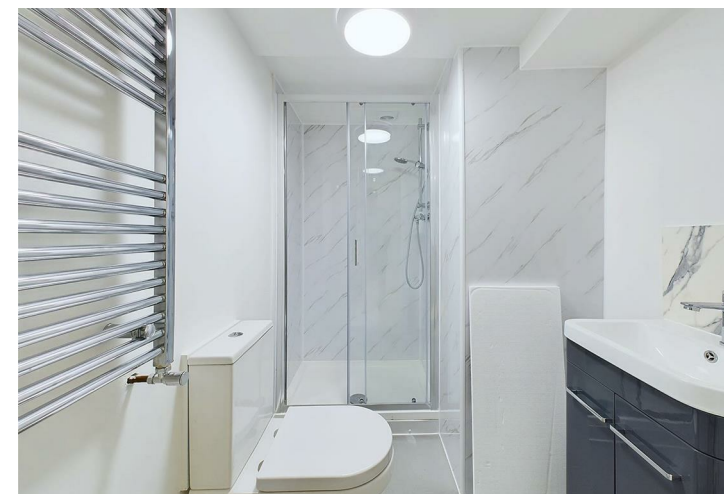
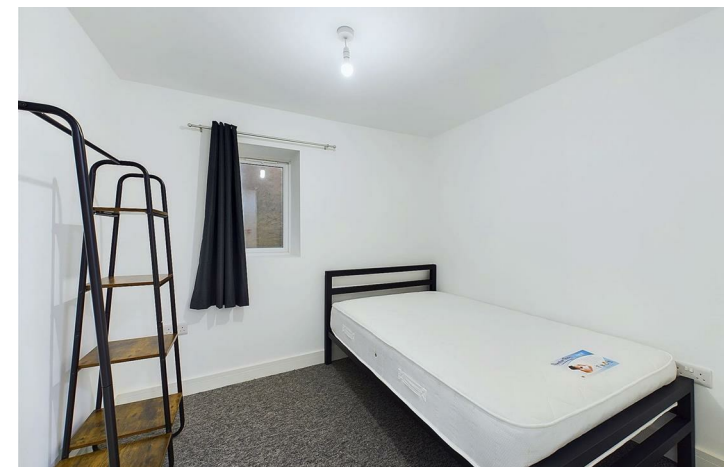
The property is for sale on the basis of a new 999 year lease.

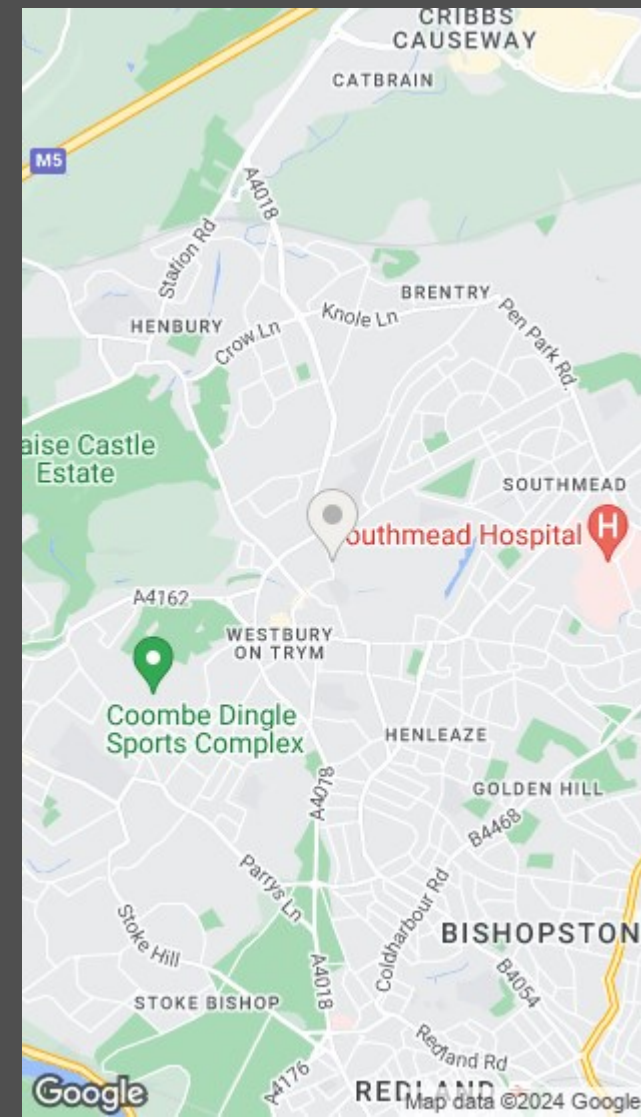
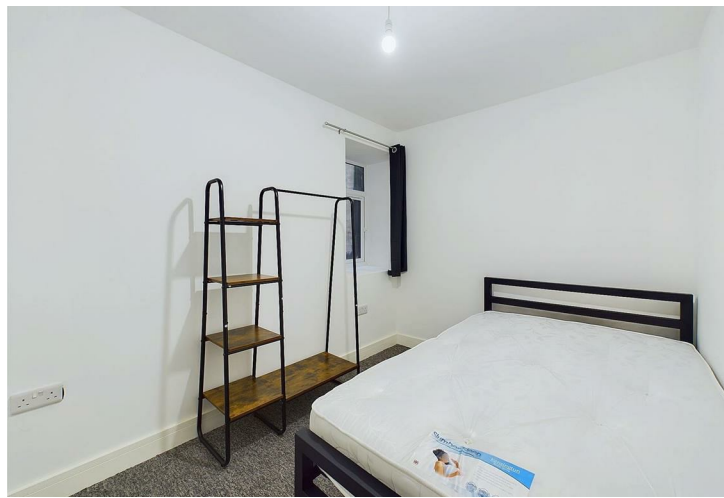
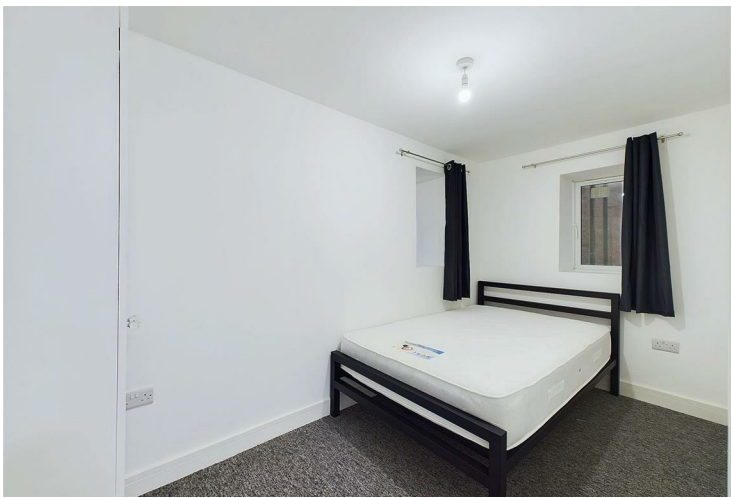
HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

VIEWING

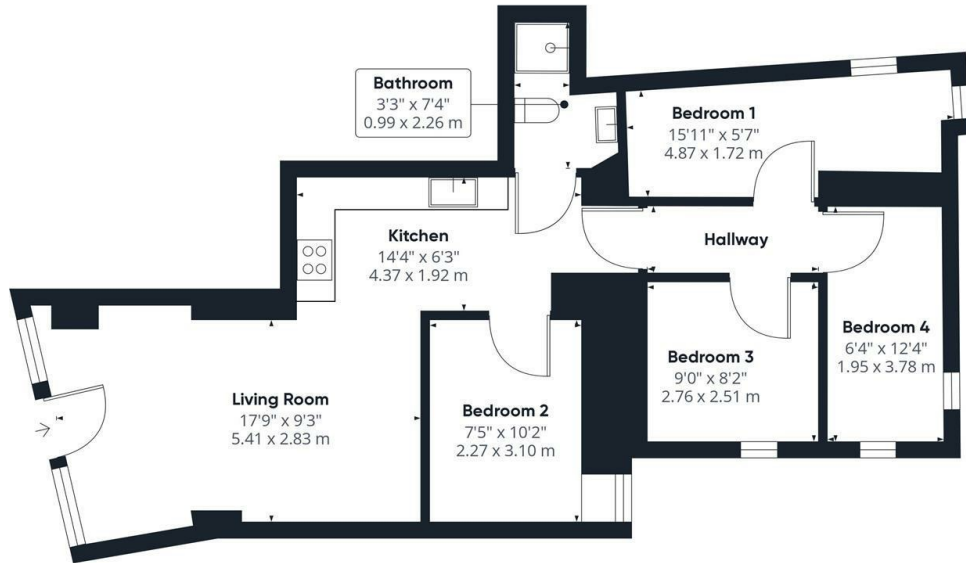
By appointment with Maggs & Allen - 0117 973 4940





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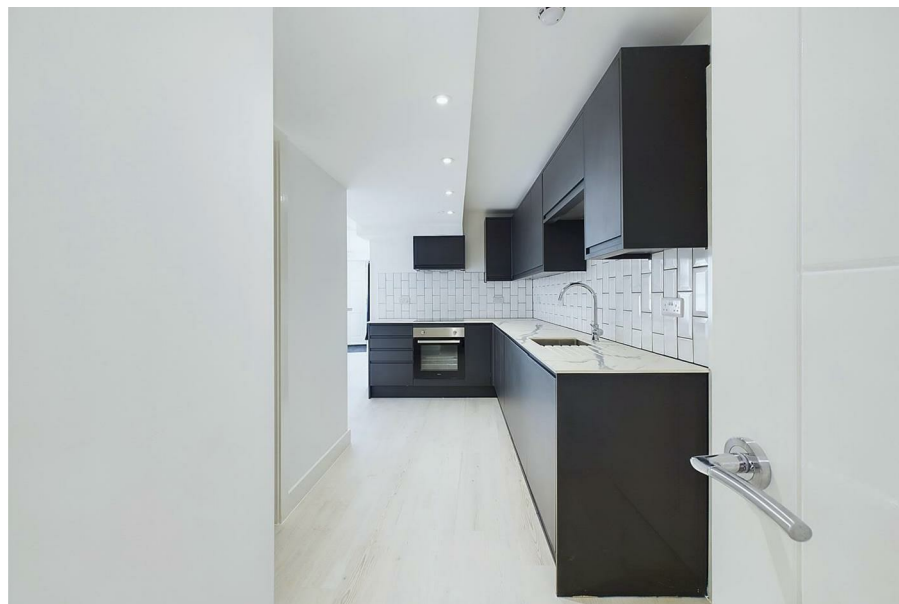


Approximate total area⁽¹⁾
653.62 ft²
60.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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