



MAGGS & ALLEN

230 THE CRESCENT HANNOVER
HANNOVER QUAY, BRISTOL, BS1 5JR

Auction Guide £330,000

- 25 July LIVE ONLINE AUCTION
- Spacious 2 bedroom apartment (773.27sq ft)
- Modern open plan kitchen/living/dining room
- Secure parking and communal gardens.
- Premium harbour side location
- 6-week completion
- Rental potential circa £1,800pcm (£21,600per annum)



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

0117 973 4940

www.maggsandallen.co.uk



230 THE CRESCENT HANNOVER QUAY, BRISTOL, BS1 5JR

Auction Guide £330,000

FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

2 BEDROOM HARBOURSIDE FLAT IN EXCELLENT CONDITION - IDEAL FOR PRIVATE BUYERS & INVESTORS

DESCRIPTION

A two-bedroom, first-floor apartment situated in the prime location of Bristol's harbourside is now available for sale with vacant possession. This property is perfect for individuals working in central Bristol or as a buy-to-let investment, with a potential rental income of £1,800 per month (£21,600 per year). Further benefits include a spacious kitchen/living/dining room, two spacious bedrooms with the master benefiting from an en-suite a long with a further family bathroom. The property also benefits from secure unallocated secure parking and communal gardens. This is fantastic location with fabulous views.

LOCATION

Situated in the heart of Bristol's vibrant Harbourside, The Crescent, Hannover Quay offers unparalleled access to the city's best dining, shopping, and cultural attractions. Explore the historic SS Great Britain, indulge in an array of culinary choices at Wapping Wharf, and enjoy the lively atmosphere of the surrounding area.

ACCOMMODATION

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

FLAT 230

Comprising an open plan kitchen/living/dining room, sleek family bathroom, a spacious master bedroom with en-suite and a sizeable second bedroom.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

TENURE

Leasehold. Please refer to the online legal pack for further lease information.

ONGOING WORKS

Works are currently underway to replace cladding around the exterior of the property. These works are being paid for by the developer of the builder. Please refer to the online legal pack for further information.

LENGTH OF LEASE

Sold on the remainder of a 999 year lease which began in 2007.

GROUND RENT

We understand the ground rent is £150 per annum. Please refer to the online legal pack for confirmation.

SERVICE CHARGE & BUILDINGS INSURANCE

We have been informed that the service charge £1910.36per annum and buildings insurance £2627.98per annum. Please refer to the legal pack for confirmation.

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

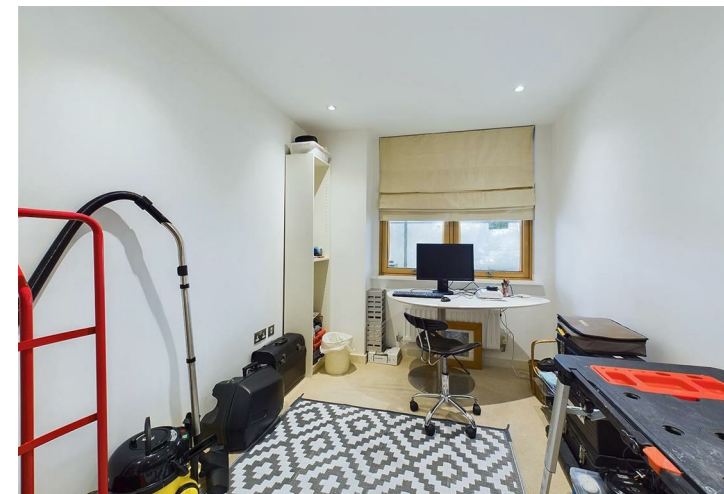
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*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.





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PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a cheque/bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

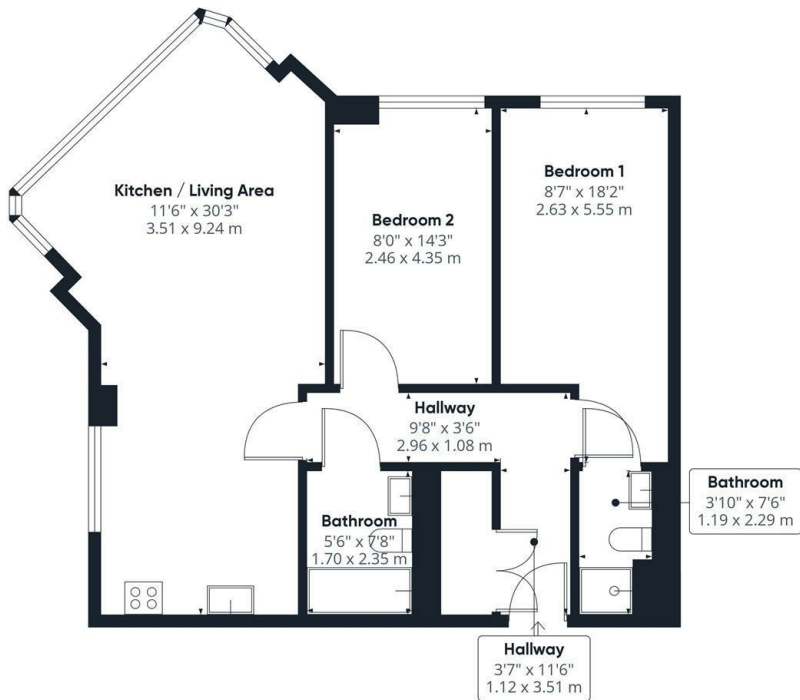
The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £50,000: £2,000
£51,000 - £150,000: £5,000
£151,000 and above: £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,200 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you.

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.





Approximate total area⁽¹⁾
773.27 ft²
71.84 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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