



FLAT 4, KELSTON MEWS
7 KELSTON ROAD
WESTBURY-ON-TRYM, BRISTOL, BS10 5ES

Auction Guide £185,000+

- 19 September LIVE ONLINE AUCTION
- Two-Bedroom Top Floor Flat
- Large open plan kitchen & living space
- 2 double bedrooms
- Ensuite & bathroom
- Larger Than Average Garage
- Potential to let at £14,400 PA
- 6-Week Completion



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

0117 973 4940

www.maggsandallen.co.uk



FLAT 4, KELSTON MEWS 7 KELSTON ROAD, WESTBURY-ON-TRYM, BRISTOL, BS10 5ES

Auction Guide £185,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LARGE TWO-BEDROOM FLAT WITH GARAGE - IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY

DESCRIPTION

Large and well maintained top floor flat with 2 double bedrooms, ensuite shower room and bathroom, good size open plan kitchen/living space plus a large garage. The flat is situated within the popular Kelston Mews development. This is a perfect first time home or investment property as the rental income would be in the region of £1200 per month. Excellent location within close proximity of Southmead Hospital. The flat is offered for sale with vacant possession.

LOCATION

Kelston Mews is situated on Kelston Road, conveniently located within close proximity to a range of local amenities and Southmead Hospital.

ACCOMMODATION

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

FLAT 4

The flat is situated on the top floor of the building and is comprised of an open-plan kitchen/dining/living room, two bedrooms (one featuring an en-suite) and a bathroom.

GARAGE

The property has the rare benefit of a secure garage with up and over door, accessed at the side of the building.

RENTAL POTENTIAL

We would anticipate a market rent in the region of £1,200 pcm (£14,400 per annum).

TENURE

The property is for sale on the residue of a 999 year lease dated 1st May 2006.

MANAGEMENT CHARGE

Our client has informed us that the management charge for the flat is £166.30 pcm. This charge includes the ground rent and the buildings insurance.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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.

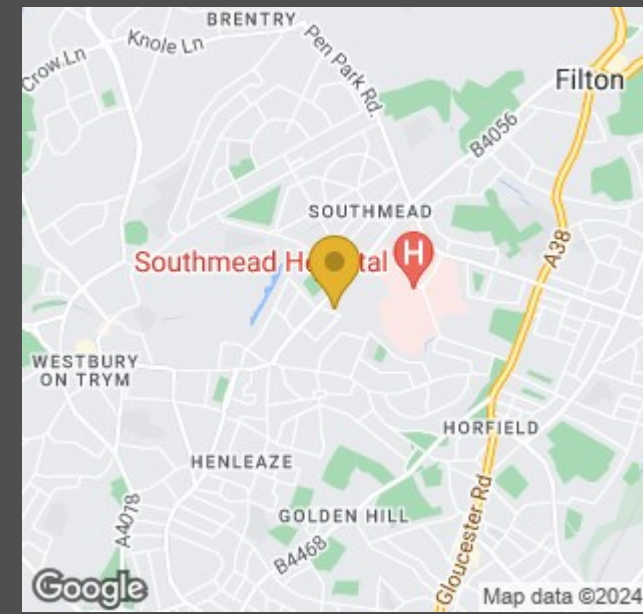
RESERVE PRICE

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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

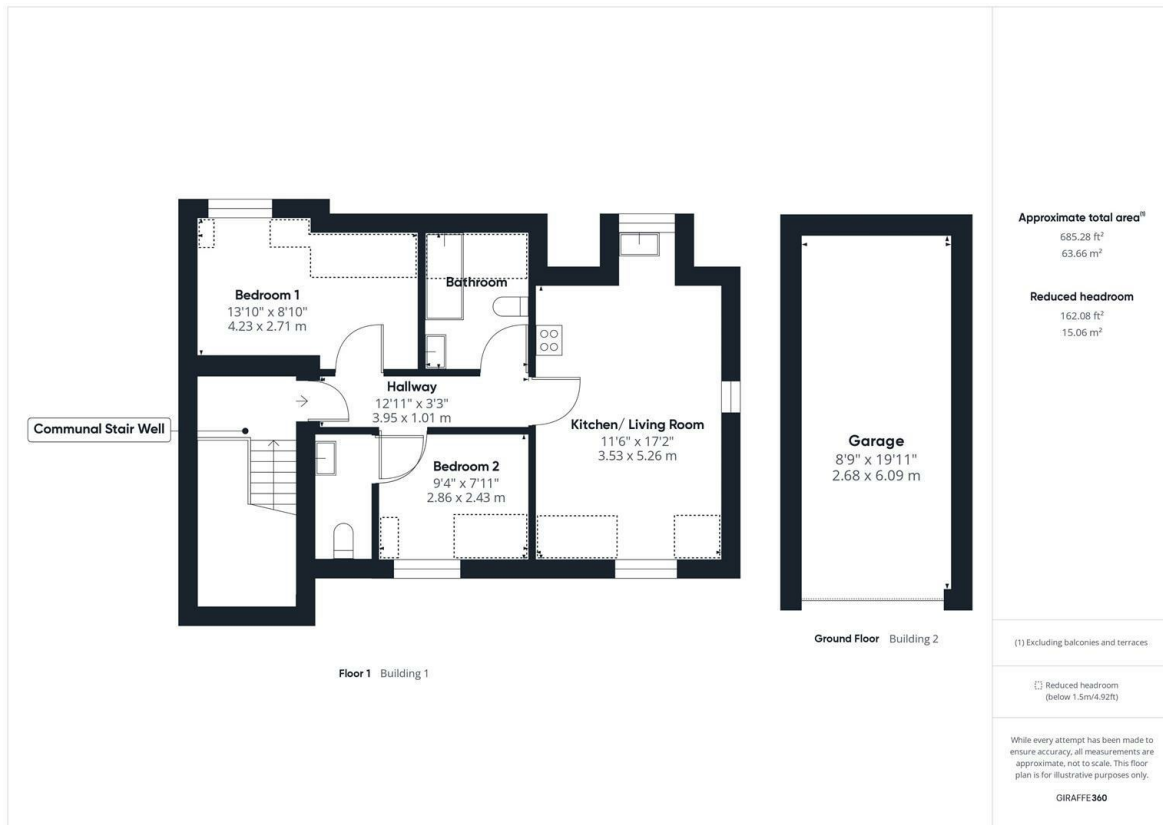
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





Approximate total area⁽¹⁾

685.28 ft²
63.66 m²

Reduced headroom

162.08 ft²
15.06 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

