



MAGGS & ALLEN

MAISONETTE, 5 ACRAMANS ROAD
SOUTHVILLE, BRISTOL, BS3 1DQ

Auction Guide £310,000+

- SOLD FOR £349,000 - 19 September Auction
- A spacious maisonette with 3 double bedrooms
- Approx. 939 sq ft
- Attractive period building
- Ideal for owner occupiers and investors
- 6-week completion



Auction & Commercial
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www.maggsandallen.co.uk



MAISONETTE, 5 ACRAMANS ROAD, SOUTHVILLE, BRISTOL, BS3 1DQ

Auction Guide £310,000+

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

SOLD FOR £349,000 - SPACIOUS 3-BEDROOM MAISONETTE IN THE HEART OF SOUTHVILLE

DESCRIPTION

A spacious and well-presented maisonette with three double bedrooms arranged over the first and second floor of this attractive period building on one of Southville's most prestigious roads. The accommodation includes a modern fitted kitchen that leads through to a large living room, three double bedrooms, a bathroom and a separate shower room. Easy access on foot is provided to Bristol city centre and a wide variety of amenities on North Street. A superb opportunity for owner occupiers and buy to let investors to purchase this impressive property that is ready to move into.

LOCATION

Acramans Road in Southville combines residential comfort with a vibrant community atmosphere, making this a desirable location for young professionals and families. Transport links are convenient providing easy access to the city centre. Parks and green spaces are also within easy reach, offering opportunities for recreation. Southville is situated near the banks of the River Avon, providing residents with picturesque views and access to river walks.

ACCOMMODATION

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

MAISONETTE

The property is accessed via a communal hallway on the ground floor with stairs leading to the first floor accommodation which comprises a modern kitchen, open to a large living room. The master bedroom and main bathroom are also on this floor. The second floor comprises two further double bedrooms and a shower room.

TENURE

The property is to be sold on a new 999 year lease. The basement flat has already sold and the ground floor flat is currently being sold. Once the sale of all three flats in the building have completed, a management company will be set up with the three flat owners becoming directors and the freehold will then be transferred to the management company.

SERVICE CHARGE

Please refer to the legal pack for further details.

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.

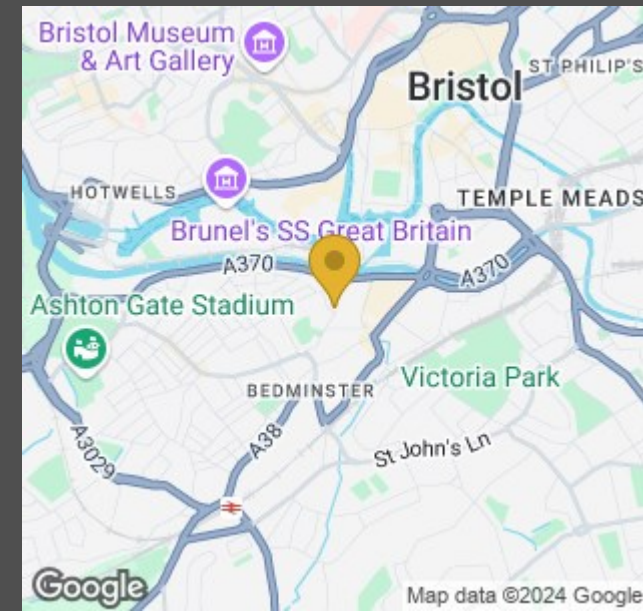
RESERVE PRICE

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

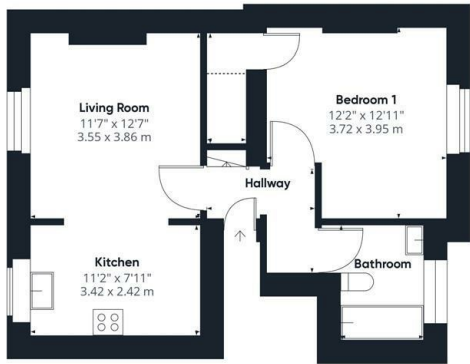
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.





Ground Floor



Floor 1

Approximate total area[®]

939.69 ft²
87.3 m²

Reduced headroom

116.9 ft²
10.86 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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