



404 KINGS QUARTER APARTMENTS
KING SQUARE AVENUE
BRISTOL, BS2 8HP

Auction Guide £220,000+

- 17 December LIVE ONLINE AUCTION
- Modern fourth floor 2-bedroom apartment
- Private balcony & secure parking space
- Prime location within walking distance of the city centre
- Estimated rental income of circa £21,600 PA
- 8-week completion



Auction & Commercial
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Auction Guide £220,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 December 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

MODERN TWO-BEDROOM APARTMENT IN THE HEART OF THE CITY CENTRE

DESCRIPTION

A modern two-bedroom apartment situated within the popular Kings Quarter Apartments development in the heart of the city centre. The apartment is in a convenient location for professionals and students alike, due to it being within walking distance of Cabot Circus, Bristol University and the Bristol Royal Infirmary, as well as local amenities on Cheltenham Road. The fourth floor apartment boasts a spacious open-plan kitchen/living room leading out to a private balcony, two double bedrooms and a bathroom. Additionally, the apartment has the rare benefit of a secure parking space. A superb opportunity for private buyers and investors with an estimated rental income once let of circa £1,800 PCM (£21,600 PA).

LOCATION

The Kings Quarter Apartments development is situated on King Square Avenue in the heart of the city centre and within walking distance of Cabot Circus, Bristol University, the Bristol Royal Infirmary and the wide range of shops and restaurants that Bristol city centre has to offer.

ACCOMMODATION

FLAT 404 - The apartment comprises an open-plan kitchen/living area, two bedrooms, a bathroom, storage cupboard and private balcony. In addition, there is a secure parking space.

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

FLAT 404

The apartment comprises of an open planned living area, two bedroom, bathroom, storage cupboard and private balcony. Additional there is a secure parking space.

TENURE

The property is for sale on the residue of a 999 year lease with approximately 981 years remaining.

SERVICE CHARGE

We understand the annual service charge is circa £3,000. Please refer to the legal pack for confirmation

GROUND RENT

We understand the ground rent is £350, doubling every 25 years. Please refer to the legal pack for confirmation

COMPLETION

Completion for this lot will be 8 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

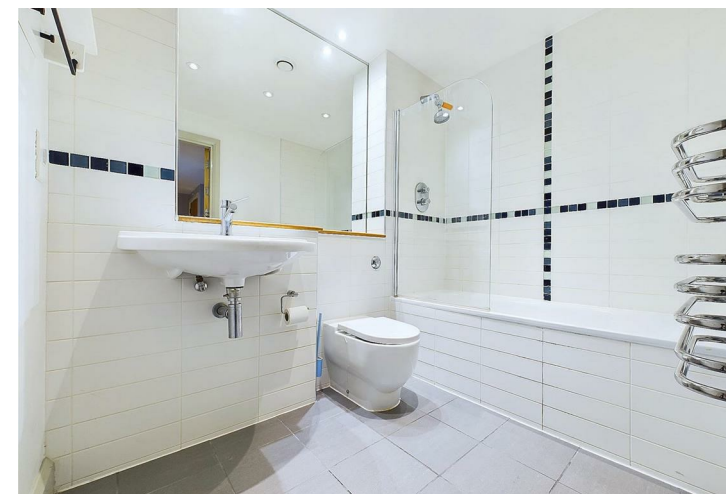
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

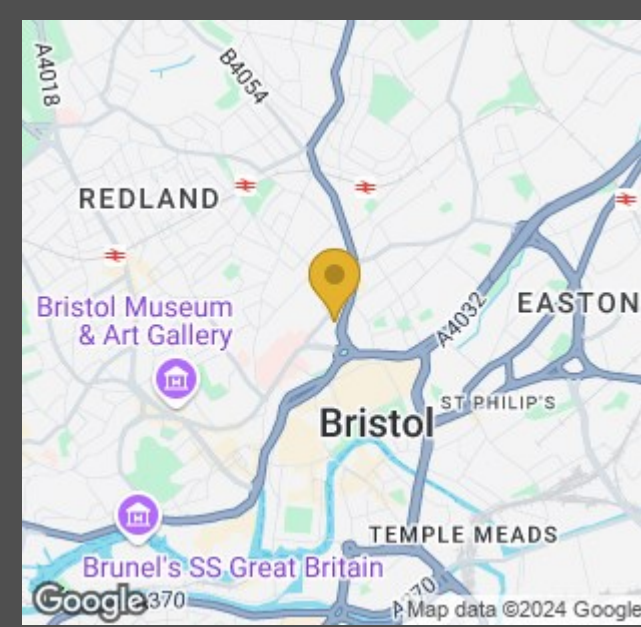
RESERVE PRICE

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

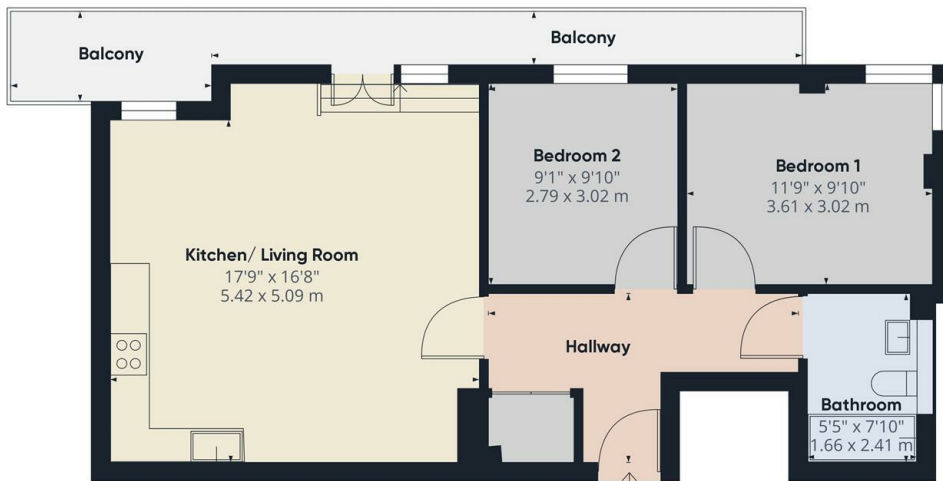
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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⁾
 657.46 ft²
 61.08 m²

Balconies and terraces
 122.49 ft²
 11.38 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. Calculations are based on RICS IPMS 3C standard.

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