

MAGGS & ALLEN

17A DE LA WARRE COURT
ST. ANNES PARK, BRISTOL, BS4 4LQ



AUCTION GUIDE £160,000

Spacious & Stylish Top-Floor Flat – Ideal for First-Time Buyers or Investors

Located in a sought-after development within a quiet cul-de-sac, this well-presented top-floor 2 bedroom flat offers modern and generous living throughout. The property is ready to move into and would suit first-time buyers or investors. The accommodation comprises a spacious lounge/dining area, modern fitted kitchen and modern bathroom. The property boasts two well-proportioned double bedrooms, offering flexibility for comfortable living or potential rental income.

Externally, residents benefit from beautifully maintained communal gardens and an allocated parking space. With excellent local amenities and transport links just moments away, this home combines comfort, convenience, and strong investment appeal.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LARGE FLAT WITH 2 DOUBLE BEDROOMS AND PARKING SPACE

DESCRIPTION

Spacious and well presented top-floor flat offering spacious and modern living, perfect for first-time buyers or investors alike. The property features a generous lounge/dining room, a contemporary fitted kitchen, and a modern bathroom. There are two double bedrooms, providing ample space for comfortable living or potential rental income. Outside, residents benefit from well-maintained communal gardens and an allocated parking space. This is a sought after development in a quiet cul-de-sac with amenities and transport links nearby. Ready to move straight in, this is an excellent opportunity not to be missed.

LOCATION

Situated in a quiet cul-de-sac location, nestled away in the popular St. Anne's Park development, with its beautiful surroundings and easy access to shops and amenities. It has excellent transport links, schools and cycle track nearby.

ACCOMMODATION

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

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

PARKING

The property has allocated parking for one vehicle.

TENURE

Leasehold

LENGTH OF LEASE

Residue of 999 year lease

SERVICE CHARGE

Please refer to The Auction Legal Pack.

RENTAL PRICE

We would anticipate a rental income of £1,250pcm (£15,000pa) if let unfurnished.

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 £1,800 plus VAT (£2,160 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.



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.