



Connells

Airpoint Skypark Road
Bristol

Airpoint Skypark Road Bristol BS3 3NL

for sale guide price
£165,000



Property Description

The property is comprised of a large open plan living space, with floor-to-ceiling windows, wooden flooring, and fitted kitchen with solid worktops and integrated oven, hob, and fridge/freezer. The double bedroom benefits from fitted wardrobes and a soft carpet. Finally, the bathroom boasts a three piece suite, fully tiled, with shower-over-bath.

The apartment boasts gated entry with intercom system. The apartment has use of a unique SkyPark, which includes: a rooftop running track, BBQ area, function room and pool table room, and large seating area.

This property is ideally situated in BS3 only a stone's throw from North Street and West Street which offers a range of local amenities such as shops, bars, cafes and restaurants. This property is within close proximity of the metro-link, Bristol link road and Parsons Street train station providing excellent transport links. A vast array of well-respected schools and open green spaces are nearby. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Temple Meads Train Station and the M32.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge / Diner

14' 1" x 15' 2" (4.29m x 4.62m)
Floor windows to rear. Open plan living space with fully fitted kitchen, worktop and appliances.

Bedroom

8' 10" x 10' 2" (2.69m x 3.10m)
Fully carpeted. Built in wadroses, window to front.

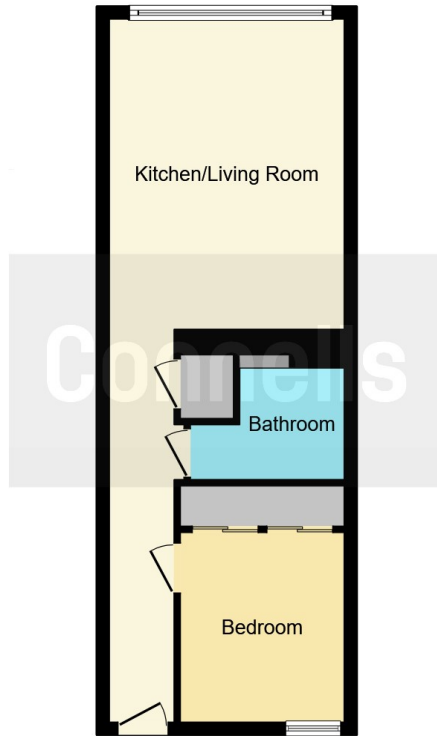
Bathroom

6' 9" x 8' 4" (2.06m x 2.54m)
WC, complete wash hand basin with vanity mirror. Shower over bath. Extractor fan.

Utility Room

2' 9" x 4' 11" (0.84m x 1.50m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: C

view this property online connells.co.uk/Property/BMR310591

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR310591 - 002