



Connells

High Point House Lodge Road
Bristol



Property Description

This purpose built, 1 bedroom apartment will be perfect for either investors, first time buyers or those downsizing. This fabulous ground floor apartment offers spacious accommodation throughout and benefits a telephone intercom system to allow access for visitors and callers. Well maintained internally, it has lovely views over the communal grounds in which it is positioned and also has the benefit of secure undercover allocated parking and amenities close by. The property has previously been rented out for a few years and now offers a vacant possession. An excellent buy for those looking to get onto the housing ladder or as a property to add to a rental portfolio. This is undoubtedly going to be a popular property so book now to view. *** 01179 353 013***

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.

Entrance

Entrance door with intercom system entry for visitors/callers

Communal Entrance Hall

with door to the ground floor apartment

Internal Hallway

Large walk-in storage cupboard, radiator

Lounge

16' x 11' 5" (4.88m x 3.48m)
UPVC double glazed doors with Juliette balcony overlooking the communal garden areas, radiator, arch to kitchen area

Kitchen

10' 4" x 6' 5" (3.15m x 1.96m)

Range of wall and base units with work tops over and stainless steel sink with drainer, space for freestanding appliances, radiator

Bedroom 1

14' 5" x 8' 9" (4.39m x 2.67m)

UPVC double glazed window overlooking the communal gardens, radiator

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin, panelled bath, radiator

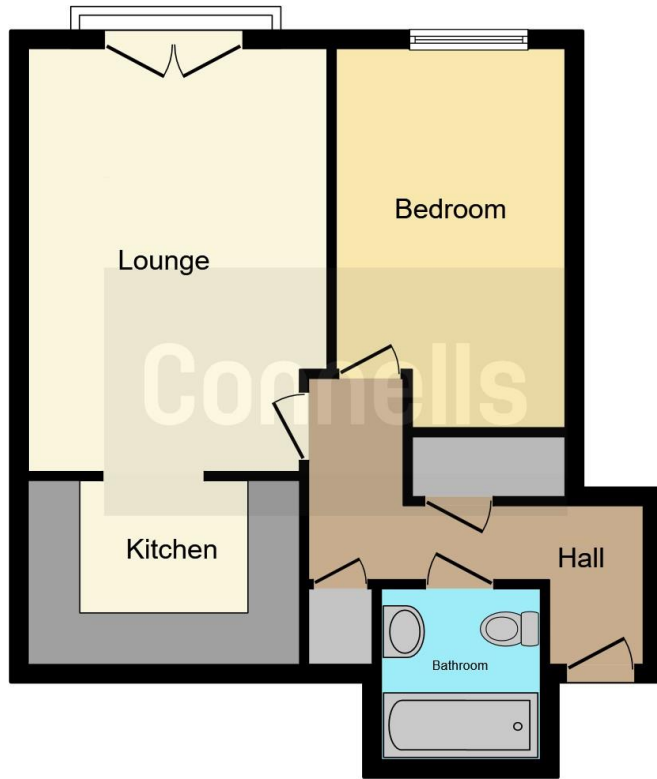
Internal Hallway

Large walk-in storage cupboard

Communal Gardens

The management company employ a grounds person/security person who maintains the beautiful communal gardens to the side and rear of the apartment in addition to the other communal areas.





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

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EPC Rating: C

view this property online connells.co.uk/Property/KWD310018

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2002. Should you require 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.

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