



Connells

Clayewater Court Blackswarth Road
Bristol



Property Description

This well-designed ground-floor flat is situated within the smart Clayewater Court development and comprises an open-plan living space, a double bedroom, secure parking to the rear and the communal entrances include secure entry. IN IMMACULATE CONDITION!!!

Redfield has plenty to offer with a wide range of pubs, cafes and eateries on Church Road complimented by a host of independent retailers and a convenient Tesco store. The area is served by Lawrence Hill train station with regular services to Bristol's principle mainline station at Temple Meads as well as services out of Bristol including Weston Super Mare, Cardiff and Weymouth. Church Road also has regular buses into the city centre meaning Clayewater Court is an ideal location for those either working or enjoying life in central Bristol.

Well renowned for its facilities and for a piece of tranquillity is St George's Park is also located within a short walk of Clayewater Court. For your enjoyment Clayewater Court is also close the Avon Meads retail park which hosts a large cinema and a range of shops.

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 Hall

Comprising a door to the front and a storage cupboard.

Lounge/Kitchen Area

15' x 10' 4" (4.57m x 3.15m)

An open-plan living space comprising:

Lounge Area: A double-glazed window to the front, a telephone point, a TV point, a satellite connection point, a flush wood door with chrome level handles and a wall-mounted radiator.

Bedroom

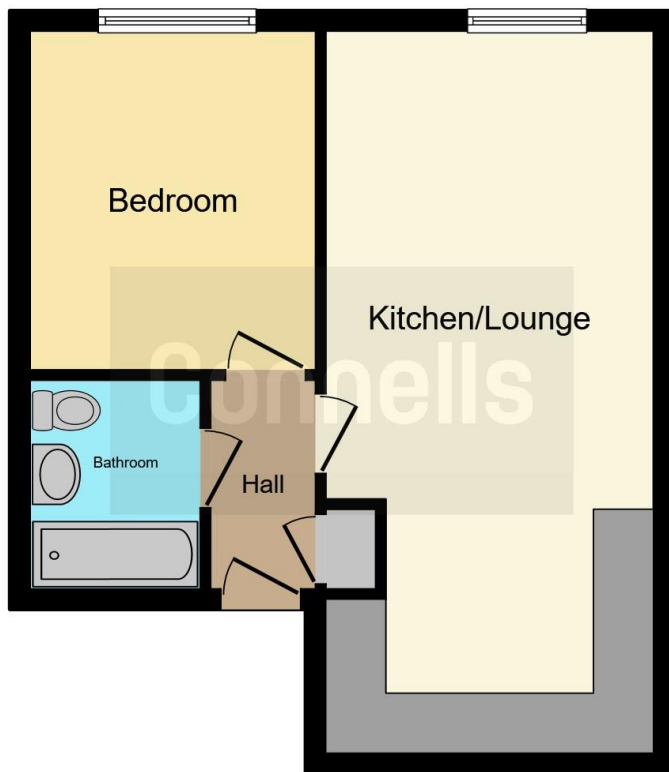
11' 2" x 9' 2" (3.40m x 2.79m)

A well-proportioned double bedroom which comprises a double-glazed window to the rear, a wall-mounted radiator, a TV point, a satellite connection point, a flush wood door with chrome level handles.

Bathroom

A Duravit 'Silver' specification suite including Duravit toilet, wash basin and bath with chrome shower and hinged bath screen. Furthermore, there are tiled splashbacks, an extractor fan and a wall-mounted radiator.





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

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EPC Rating: C

view this property online connells.co.uk/Property/KWD310268

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.

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