



Connells

Highett Drive
Bristol



Property Description

A spacious maisonette situated in the popular area of Lawrence Hill of Bristol within close proximity of amenities to include Doctors, Dentist and a primary school. The area is well served with public transport with several bus routes connecting residents to Bristol city centre and surrounding areas. Being sold with no onward chain.

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, I am sold 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Accommodation

Communal entrance with intercom system. Stairs rise to second floor.

Entrance Hallway

Intercom phone system. Central heating radiator. Thermostat control for the central heating. Stairs rising to the first floor with an under stairs storage cupboard which is housing the circuit breaker and meters. Additional cupboard with built in shelving. Doors off into; -

Lounge/Diner

15' 2" x 15' (4.62m x 4.57m)
UPVC double glazed window. Central heating radiator.

Kitchen

13' 11" x 8' 7" (4.24m x 2.62m)
UPVC double glazed window. Wall mounted boiler. Range of base units and drawers with matching wall units with worktops over with tiled splashbacks. Stainless steel single bowl and sink unit and drainer. Space for a cooker. Space for a washing machine. Space for further electrical appliance beneath the worktop. Central heating radiator.

First Floor Landing

Central heating radiator. Storage cupboard. Doors off into principal rooms.

Bedroom One

15' 2" x 10' 9" (4.62m x 3.28m)
Double aspect UPVC double glazed windows with open views across the surrounding area. Central heating radiator.

Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m)
UPVC double glazed window. Central heating radiator.

Bathroom

UPVC double glazed obscured glass window. Central heating radiator. Pedestal wash hand basin. Panelled bath with twin grip handles and connected shower attachment. WC.

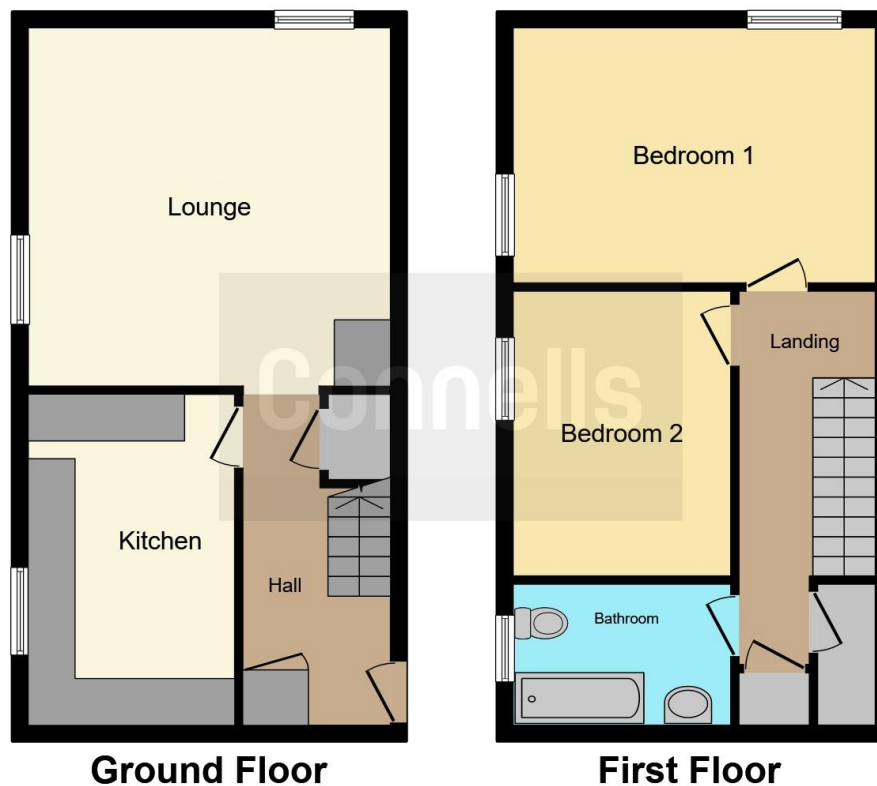
Outside

Permit parking. Bin store.









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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1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1586.20

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310622

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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