



Connells

Nelson House Nelson Road
Bristol



Property Description

A spacious two bedroom apartment situated in the popular area of Staple Hill. Staple Hill borders Fishponds, Downend, Mangotsfield and Soundwell and is served by frequent bus services into the City Centre from a short distance away. Staple Hill high street is lively and offers an array of shops, cafes, pubs and supermarkets. There are schools situated nearby. Call the office today on 0117 9353013 to arrange a viewing.

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 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.

Entrance/Hallway

A communal entrance leading into the communal hallway, stairs and lift rising to the first floor with intercom system, an obscured front glass door leading into the entrance hallway, a phone intercom system, a door to the area housing the hot water cylinder and central heating control, a further door to a storage cupboards with built-in shelves and coat hooks, doors off into the principle rooms, doors through the lounge.

Lounge

14' 4" x 9' 10" (4.37m x 3.00m)

A UPVC double glaze window, a central heating radiator, tv area point, door through into the kitchen.

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

A UPVC double glazed window, a range of base units and drawers with rolled edge work tops over and tiled splashback with matching wall units, a space for american style frdge-freezer, a space and plumbing for washing machine, integrated electric oven and grill with inset four ring electric hob and extractor hood above, a single bowl sink unit and drainer.

Bedroom One

10' 5" x 11' 2" (3.17m x 3.40m)

A UPVC double glazed window and a central heating radiator

Bedroom Two

11' 2" x 7' 10" (3.40m x 2.39m)

A UPVC double glaze window and a central heating radiator.

Bathroom

A UPVC double glazed obscured window, pedestal hand-wash basin with tiled splashback, low level flush wc, a bathtub with mixer taps and main shower over with folding in shower screen, fully tiled around.

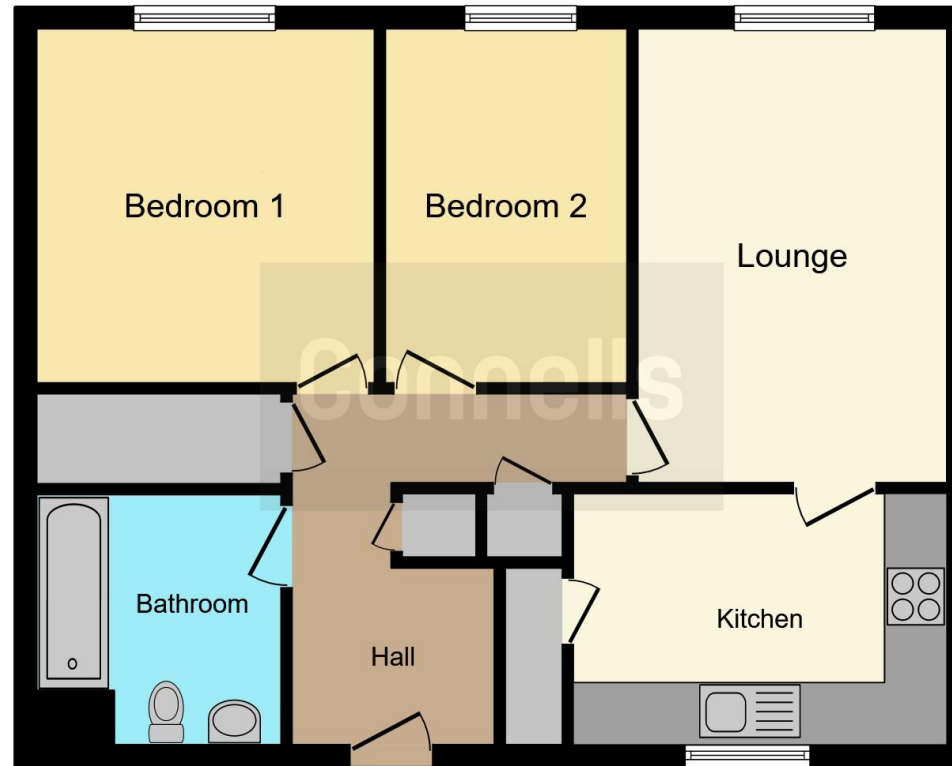
Outside

It has got a communal parking.









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
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EPC Rating: E Council Tax
 Band: A

Service Charge: 150.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311074

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.



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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