



**Connells**

11c Westbury Park  
Bristol

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Bristol BS6 7JA

for sale guide price  
**£425,000**



## Property Description

The property is in a highly sought after location just off the Durdham Downs and parallel to Whiteladies Road. It offers great access to amenities as well as regular public transport links to the City Centre via Park Street.

The accommodation briefly comprises: an impressive 22ft x 15ft open plan kitchen/living/dining room with a modern kitchenette three double bedrooms and a bathroom with a clean suite and a bath and separate shower.

The property also benefits from a top floor terrace with stunning roof top views, gas central heating and some communal garden space with potential for bike store etc.

Located circa 0.25 miles from Westbury Park Primary School and within 0.75 miles of Redland Green School. With easy access to the shops on North View and Henleaze Road (not least Waitrose) and to Whiteladies Road and for commuting via Cribbs Causeway and M5 via junction 17.

## 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

## Open Lounge/Kitchen/Dining

22' 6" Max x 15' 7" Max ( 6.86m Max x 4.75m

Max )

### **Master Bedroom**

15' 2" x 13' 8" ( 4.62m x 4.17m )

Views across The Downs!

### **Bedroom Two**

14' 11" x 14' 4" ( 4.55m x 4.37m )

### **Bedroom Three**

14' 6" x 11' ( 4.42m x 3.35m )

Roof top Views across Bristol

### **Bathroom**

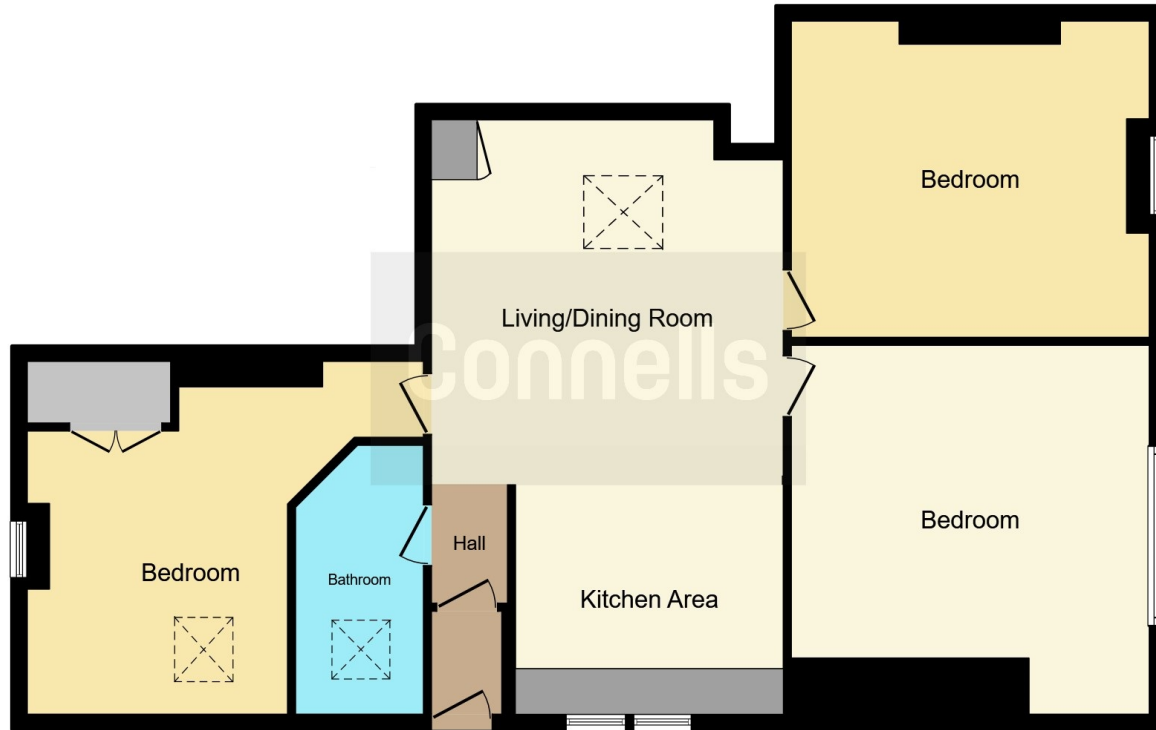
### **Communal Garden**

Potential space for bike 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WOT308530](http://connells.co.uk/Property/WOT308530)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Nov 1986. 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.

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Awaiting Photograph

Tenure: Leasehold



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