



**Connells**

Nags Head Hill  
BRISTOL



## Property Description

Offered for sale is this well-presented two double bedroom first-floor apartment, situated within the ever-popular Nags Head Hill development in St George. The property offers convenient access to a range of local amenities along with a direct route into Bristol City Centre, making it well suited to commuters and first-time buyers alike. The light and airy accommodation comprises an entrance hallway, open-plan lounge/diner with adjoining kitchen, two double bedrooms with the principal bedroom benefiting from an en-suite shower room, and a separate bathroom fitted with a white suite. Further benefits include secure gated parking for one vehicle and access to a communal bike store.

## 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

9' 8" x 11' ( 2.95m x 3.35m )

Entry phone system, storage cupboards housing boiler and hot water tank, vent and air control, radiator, space for washing machine in the cupboard.

## Lounge/Diner

13' 9" x 10' 6" ( 4.19m x 3.20m )

Double glazed window to front, radiator, open access to kitchen, space for fridge/freezer.

Communal bike store for residents.

## Kitchen

6' 9" x 7' ( 2.06m x 2.13m )

Wall and base units, worktops, splashbacks, stainless steel sink, electric oven, electric hob, cooker hood, extractor fan, vinyl flooring, radiator, space for washing machine.

## Bedroom One

10' 3" max x 9' 7" ( 3.12m max x 2.92m )

Double glazed window to front, radiator, door to en-suite.

## En-Suite

5' 9" x 5' 7" ( 1.75m x 1.70m )

WC, wash hand basin, shower cubicle, radiator, extractor fan, part tiled walls.

## Bedroom Two

10' 5" x 6' 5" ( 3.17m x 1.96m )

Double glazed window to front, radiator.

## Bathroom

6' 4" x 7' 1" ( 1.93m x 2.16m )

Double glazed window to rear, WC, wash hand basin, enclosed bath with shower over, shower screen, radiator, extractor fan, part tiled walls.

## Parking

One allocated parking space within the secure car park (Bay 14).

## Communal Areas









To view this property please contact Connells on

T 0117 935 3013  
E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)

1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating: B Council Tax Band: B

Service Charge:  
1868.00

Ground Rent:  
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/KWD311223](http://connells.co.uk/Property/KWD311223)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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