



**Connells**

Air Balloon Court Air Balloon Road  
Bristol



## Property Description

This one bedroom first floor flat offers well laid out accommodation comprising entrance hall, lounge, separate kitchen, double bedroom and bathroom. The property benefits from electric heating and double glazing throughout, along with built in storage within several rooms. The property is situated in a convenient location with easy access to local shops, supermarkets and everyday amenities. There are good public transport links into Bristol city centre and surrounding areas, as well as nearby road connections for commuters. Local green spaces and parks are also within easy reach, making the area practical for a range of buyers. Externally the property benefits from allocated parking.

## 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 Hall

Double glazed window to the side aspect, telecom entry phone, built in storage cupboards, electric wall mounted heater radiator.

## Bedroom

11' 3" max x 10' max ( 3.43m max x 3.05m max )

Double glazed window to the side aspect, built in storage cupboard, electric wall mounted heater radiator.

## Bathroom

8' 2" x 4' 7" ( 2.49m x 1.40m )

Double glazed obscure window to the rear aspect, panelled bath with shower attachment over, WC, wash hand basin, fully tiled walls, radiator.

## Lounge

13' 8" max x 13' 8" max ( 4.17m max x 4.17m max )

Double glazed window to the side aspect, built in storage cupboard, wall mounted electric heater radiator.

## Kitchen

8' 1" x 4' 6" ( 2.46m x 1.37m )

Double glazed window to the rear aspect, range of wall and base units, space for fridge freezer,

electric hob with extractor over, stainless steel sink, part tiled walls, radiator.

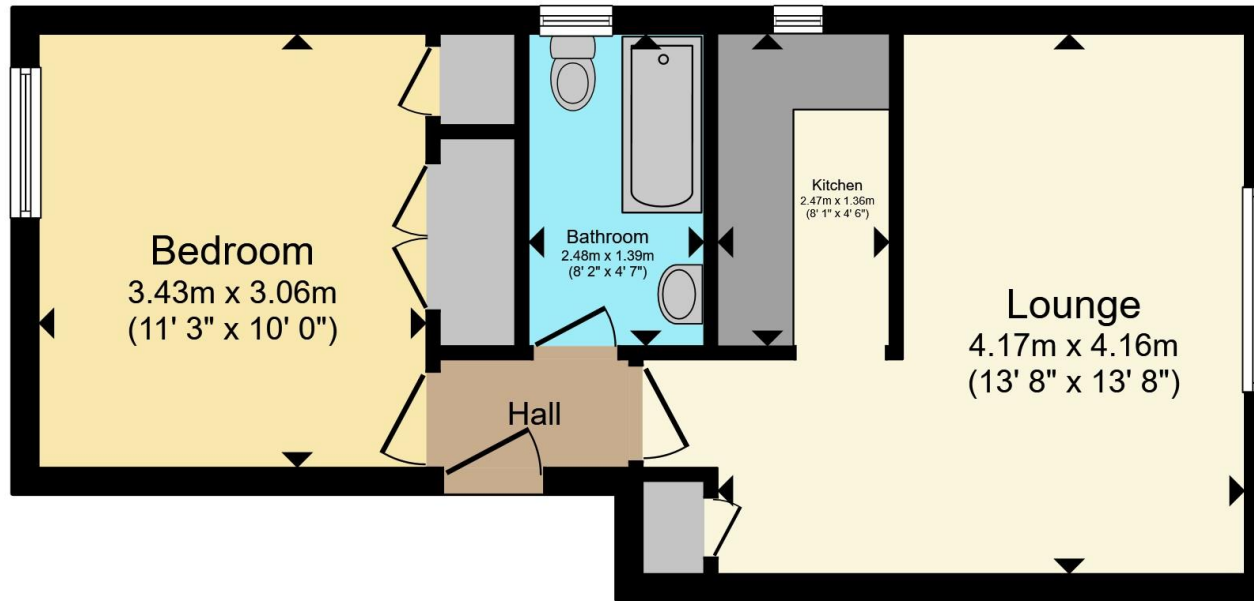
## Outside

Allocated parking









**Floor Plan**

Total floor area 36.6 m<sup>2</sup> (394 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD311572](http://connells.co.uk/Property/KWD311572)**

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.

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