Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

12 Trinity Place Merchants Road
Hotwells
Bristol BS8 4PZ

A first floor one bedroom flat with parking, situated in a Grade 2 listed building, requiring updating which is reflected in the asking price.



REF: ASW5672

Asking Price £190,000

One bedroom first floor flat * Grade 2 listed building
Gas central heating * Parking * Updating required * No ongoing chain
Council tax band: B * EPC Rating: C

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

APPROVED CODE
TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

DESCRIPTION:
Offered for sale without an ongoing chain, this one bedroom first flat is situated in a Grade 2 listed building, and requires updating which is reflected in the asking price. The property is situated at the gateway to Bristol, with easy access to the City centre, the South, and Bristol Portway leading to the motorway network.

HISTORY:
The Trinity Rooms in Hotwells, Bristol, were a multi-purpose parish building and community space historically connected to the adjacent Church of Holy Trinity, Hotwells. Over the decades, the building served many different functions for the local community, including: Sunday School & Church Activities: Used for afternoon Sunday classes and local church group gatherings.The Trinity Players: Home to a local amateur dramatics group that staged theatrical productions (such as The Importance of Being Earnest in the 1960s).Welfare Clinic: Used as a local health and welfare clinic (including childhood vaccinations) during the mid-20th century. Auction Rooms: Operated as a furniture and effects auction house during the 1960s.Trinity Day Centre: Provided voluntary social care and support services for vulnerable older residents in the area into the early 2010s.

COMMUNAL ENTRANCE DOOR:
Staircase rising to first floor, door to FLAT12.

HALLWAY:
Entry phone, doors to all accommodation.

LIVING ROOM: 15' 2'' x 11' 0'' (4.62m x 3.35m)
Sash window to the rear, double panelled radiator, television point, central heating thermostat.

KITCHEN/BREAKFAST ROOM: 13' 2'' x 8' 7'' plus door recess (4.01m x 2.61m)
Sash window to the front, fitted wall and base units with worktop surface, stainless steel single drainer sink unit, plumbing for washing machine, electric cooker point, Worcester gas fired boiler supplying central heating and domestic hot water.

BEDROOM: 14' 0'' x 9' 6'' (4.26m x 2.89m)
Sash window to the front, door to a very large walk-in wardrobe/cupboard, measuring 15'3" in depth.

BATHROOM:
Fitted with a white panelled bath, wall attached wash hand basin, low level W,C single panelled radiator.

OUTSIDE REAR:
There is an area for parking, a parking permit will be provided on completion.

BASEMENT:
Each flat has a key to a large basement. This area is primarily for storage.

LEASE INFORMATION:
A new 999 year lease will be provided with this flat. The annual service charge will be in the region of £1100.00. This will be confirmed shortly.

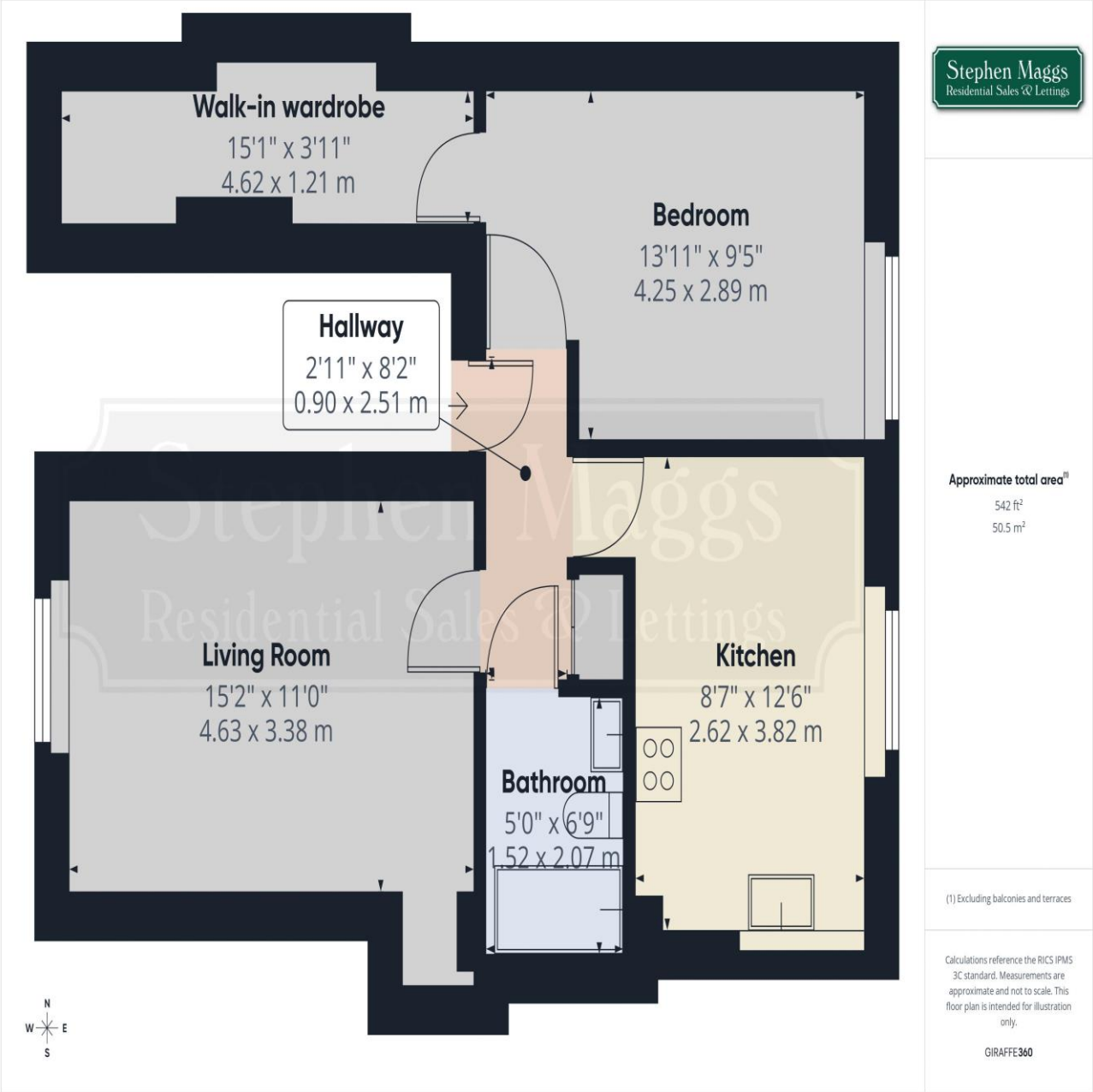
N.B:
DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.

ANTI-MONEY LAUNDERING:
All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.







THE PROPERTY MISDESCRIPTIONS ACT 1991:
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or louise@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

Anti-Money Laundering - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

Energy performance certificate (EPC)

Flat 12 Trinity Place 1 Merchants Road BRISTOL BS8 4PZ	Energy rating **C**	Valid until:	**22 August 2036**
		Certificate number:	**0330-2709-2680-2726-3561**

Property type	Mid-floor flat
Total floor area	43 square metres

Rules on letting this property

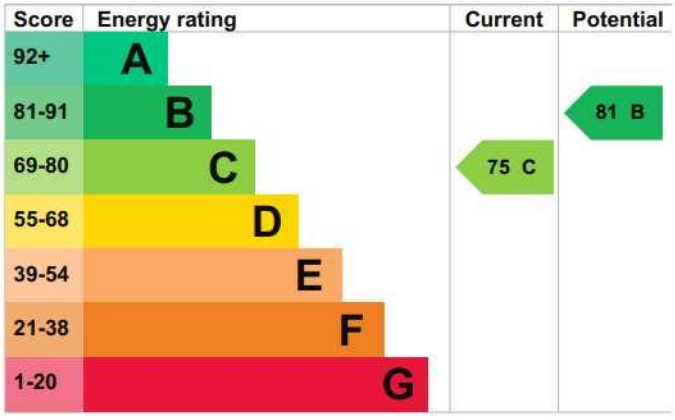
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60