



Not for marketing purposes INTERNAL USE ONLY

New Charlton Way
Bristol

New Charlton Way
Bristol BS10 7TN

for sale shared ownership
£110,000



Property Description

Must be viewed!

A rare opportunity ideal for first time buyers to get onto the housing ladder. This well-presented two-bedroom top floor apartment being offered for sale on a 50% shared ownership basis. The property is in good condition throughout and benefits from off-road parking and access to well-maintained communal gardens. Situated in the popular BS10 area, the apartment is conveniently located for local amenities, excellent transport links and easy access to The Mall at Cribbs Causeway, making this an ideal opportunity for first-time buyers looking to take their first step onto the property ladder.

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

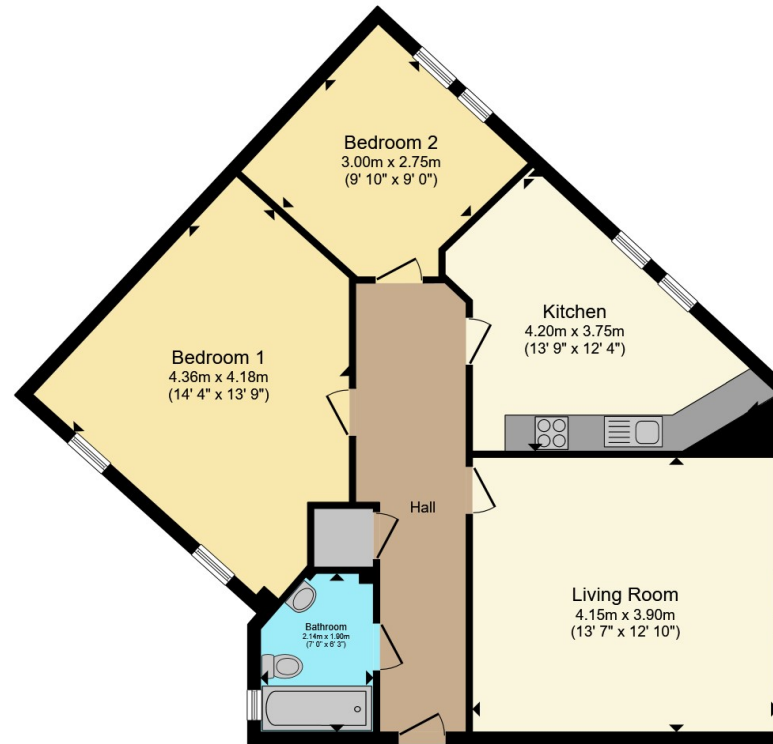
Outside

Communal gardens and allocated parking









Total floor area 92.7 m² (998 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



To view this property please contact Connells on

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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: C

Council Tax
Band: B

Service Charge:
1228.32

Ground Rent:
3518.52

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2005. 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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