Connells

Ground Floor Flat North Street
Downend BRISTOL

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Downend BRISTOL BS16 5SG

for sale guide price
£170,000

Property Description

Occupying the ground floor of an attractive period building, this delightful two-bedroom apartment perfectly combines character and practicality. With well-proportioned rooms, high ceilings and a bright, airy feel throughout, the property offers comfortable accommodation suited to a variety of purchasers and the added bonus of a rear garden.

The welcoming entrance hall provides access to all principal rooms and enhances the sense of space upon entering the home.

To the rear, the impressive open-plan kitchen/living room creates the heart of the property. The living area offers ample space for comfortable seating and a dining table, whilst the fitted kitchen provides a range of storage cupboards and work surfaces, making it perfect for both everyday living and entertaining.

The spacious principal bedroom is positioned to the front of the property and benefits from an attractive bay window, allowing an abundance of natural light while adding to the home's period charm. The second bedroom is ideal as a guest bedroom, nursery or home office, providing flexibility to suit individual needs.

Completing the accommodation is a family bathroom fitted with a bath with shower over, wash hand basin and WC.

Offering an excellent balance of character and modern convenience, this attractive ground floor flat presents an ideal opportunity for first-time buyers, investors or those looking to downsize into a charming period home.

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

A welcoming entrance hall providing access to all accommodation with space for coats and shoes, creating an inviting first impression.

Kitchen/Living Room

19' 4" Max x 8' 1" Max (5.89m Max x

2.46m Max)
A bright and spacious open-plan living area featuring ample room for both lounge and dining furniture. The fitted kitchen offers a range of wall and base units with complementary work surfaces, inset sink and space for appliances, creating an ideal space for everyday living and entertaining.

Bedroom One

15' 3" Max x 10' 6" Max (4.65m Max x 3.20m Max)
A generous double bedroom featuring an attractive bay window which fills the room with natural light. Offering ample space for a range of bedroom furniture.

Bedroom Two

8' 5" x 7' 3" (2.57m x 2.21m)
A well-proportioned second bedroom, ideal as a guest room, child's bedroom or home office, with space for bedroom furnishings.

Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)
Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with practical tiling and offering a bright, functional space.

Rear Garden

Laid mainly to lawn with timber fencing.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Total floor area 45.3 m² (488 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

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To view this property please contact Connells on

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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/EME307202

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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