



Connells
FOR SALE

HAYTER
COURT

Connells

Hayter Court Charlton Mead Drive
Bristol



Property Description

Situated within the popular Hayter Court development in Bristol, this well-presented one-bedroom ground floor flat offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors.

The property is in great condition throughout and comprises a bright and spacious living area, a well-appointed kitchen, a generous double bedroom, and a modern bathroom. Its ground floor position provides easy access and added practicality.

Externally, the property benefits from a garage, providing secure parking or useful additional storage, along with access to a well-maintained communal garden-perfect for enjoying outdoor space.

Hayter Court is well positioned for access to a range of local amenities, including shops, supermarkets, and leisure facilities, with excellent transport links nearby providing easy access to Bristol city centre and the surrounding areas.

Further enhancing its appeal is the low service charge and share of freehold, making this an attractive and cost-effective purchase.

A fantastic opportunity to acquire a ready-to-move-into home in a convenient and well-connected location-early viewing is highly recommended.

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

Living Room

15' 1" MAX x 15' 1" MAX (4.60m MAX x 4.60m MAX)

Kitchen

8' 8" x 6' 7" (2.64m x 2.01m)

Bedroom 1

7' 11" MAX x 11' 10" MAX (2.41m MAX x 3.61m MAX)

Bathroom





Total floor area 49.6 m² (534 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: D Council Tax Band: A

Service Charge: 50.00 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309538

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1975. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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