



**Connells**

Borleyton Walk  
Bristol

Borleyton Walk  
Bristol BS13 8QL

for sale guide price  
£120,000



### Property Description

This property is a two-bedroom upper-floor flat situated in the heart of Withywood, a residential district in south Bristol known for its strong community ties and proximity to green spaces. The property is located within a purpose-built block and offers a practical, well-laid-out interior ideal for first-time buyers, downsizers, or investors seeking a reliable rental opportunity.

Inside, the flat comprises a front-facing living room with a large window to provide excellent natural light, a separate kitchen fitted with wooden cabinetry, black worktops, and a tiled splashback, and two bedrooms positioned at opposite ends of the property — one facing the front and the other overlooking the rear. The bathroom includes a white suite with separate taps and a window for ventilation. Gas central heating and double glazing are present throughout, and the flooring is a mix of carpet and vinyl, offering comfort and durability.

The surrounding area is well-served by local amenities. Nearby schools include Four Acres Academy and Merchants' Academy, both within walking distance. South Bristol Community Hospital is just over a mile away, and there are several GP surgeries and pharmacies in the vicinity. Public transport links are reliable, with regular bus services connecting Withywood to central Bristol and surrounding districts. For outdoor recreation, residents have access to nearby parks and green spaces.

### 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

Central access to all rooms, carpet throughout and ceiling light.

## Lounge

17' 1" max x 12' 1" max ( 5.21m max x 3.68m max )

Two double glazed windows to front. Carpet throughout, TV point and wall-mounted radiator.

## Kitchen

6' 9" x 9' 1" ( 2.06m x 2.77m )

Double glazed window to rear. Matching wooden base and head units, black worktops and tiled splashback. Vinyl flooring, and wall mounted radiator and boiler. Built-in oven and electric hob, with stainless steel extractor fan over.

## Bedroom One

12' 10" x 9' 4" ( 3.91m x 2.84m )

Double glazed window to front. Carpet throughout, and wall mounted radiator.

## Bedroom Two

12' 10" x 9' 4" ( 3.91m x 2.84m )

double glazed window to rear. Carpet throughout and wall-mounted radiator.

## Bathroom

White bathroom suite with panelled bath with shower over, and a separate wash hand basin with double glazed window to rear. Partially tiled walls.





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.focalagent.com](http://www.focalagent.com)



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243 North Street Southville  
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EPC Rating: B

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR311988](http://connells.co.uk/Property/BMR311988)**

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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