





Property Description

Offered chain free, this spacious first-floor purpose-built flat enjoys excellent access to both Bristol and Bath, making it ideal for commuters or those seeking convenient city connections. The accommodation comprises a welcoming entrance hall, a generously sized lounge/dining room, and a well-appointed kitchen. An inner hallway leads to two double bedrooms and a bathroom. Additional benefits include a private rear balcony, access to a communal car park, a private storage room in the basement, and shared use of a communal garden and drying area. This well-maintained property presents a fantastic opportunity for first-time buyers, downsizers, or investors alike

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

Door to the communal entrance, door to the balcony,

Lounge

17' x 11' 11" (5.18m x 3.63m)

Two double glazed windows to the front, fireplace with electric fire, wooden flooring

Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

Double glazed window to the rear, fitted wall and base units rolled edge work tops, rolled edge work tops, tiled splashbacks, space for washing machine, space for electric cooker, space for fridge/freezer, stainless steel sink unit, laminate wood effect flooring

Inner Hallway

Doors to the two bedrooms and bathroom, cupboard housing the gas boiler.

Bedroom One

12' 10" x 11' (3.91m x 3.35m)

Double glazed window from the front, fitted wardrobes, radiator, wooden flooring

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed windows to the side and rear,
wooden floor radiator,

Bathroom

Two double glazed frosted windows to the rear, a three piece[bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, wooden flooring.

Rear

Communal garden with drying area and car park.

Basement

Secure room is basement area





To view this property please contact Connells on

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131 Bath Road Longwell Green
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EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1020.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BLG104344

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 1991. 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.

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