



English Oak House Hawkfield Road, Bristol BS13 0FQ

welcome to

English Oak House Hawkfield Road, Bristol

30% DISCOUNT FOR FIRST TIME BUYERS- A beautifully presented apartment featuring a principal bedroom with en-suite, a versatile second bedroom, allocated off-street parking and a private balcony, ideally positioned close to Imperial Retail Park.

Agent Note

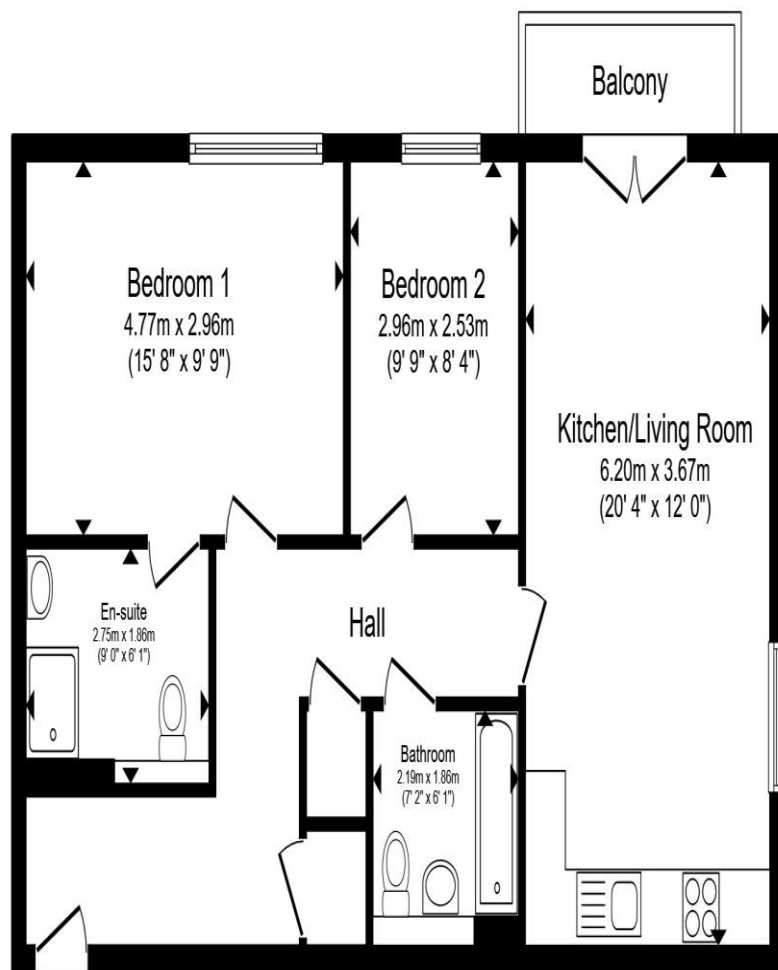
30% discount available via First Homes Scheme via the governments First Home Scheme for first time buyers. First Homes is a scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

More Information Can Be Found

First Homes scheme: first-time buyer's guide:
Overview - GOV.UK

Eligibility Criteria

- a. Purchasers of First Homes must be first-time buyers and must have a household income not exceeding £80,000 and £90,000 in London (or lower if set by the local authority)
- b. Post-discount price caps on first sale of the property of £250,000 across England and £420,000 in London (or lower if set by the local authority)
- c. A First Home should be the buyers only home and a purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home
- d. Local connections and/or key worker status is as determined by the relevant Local Authority



Total floor area 69.2 m² (745 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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**English Oak House Hawkfield Road,
Bristol**

- Purchase price £175,000, 30% Discount, via First Homes scheme for first time buyers-eligibility applies
- First Homes scheme: first-time buyer's guide: Overview - GOV.UK
- Spacious open-plan living accommodation
- Private balcony
- Allocated off-street parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1475.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



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Property Ref:
CL1110227 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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