MAGGS & ALLEN

FLAT 9, CLIFTON WOOD COURT
CLIFTON WOOD ROAD

CLIFTONWOOD, BRISTOL, BS8 4UL

Guide Price: £235,000+

- 15 October LIVE ONLINE AUCTION
- Spacious two-bedroom ground floor flat (approx. 908 ft²)
- Communal gardens and allocated garage
- Popular Cliftonwood location
- Ideal for owner-occupiers, builders or investors
- GDV in the region of £365,000 - £375,000

RICS® Regulated by RICS

Auction & Commercial
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Guide Price: £235,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 15 October at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SPACIOUS TWO-BEDROOM FLAT IN NEED OF REFURBISHMENT WITH GARAGE IN CLIFTONWOOD

DESCRIPTION
A spacious ground floor two-bedroom apartment, situated within Clifton Wood Court, a popular residential development in a prime location for both owner occupiers and tenants alike. The apartment is in need of refurbishment and offers an excellent opportunity to enhance and add value.

The property comprises two bedrooms, a kitchen, bathroom and a spacious and light-filled reception room. The property further benefits from communal gardens and an allocated garage, with additional visitor parking available within the development. It presents an excellent opportunity for owner-occupiers, investors and builders seeking a refurbishment project in a highly desirable Cliftonwood location.

We would anticipate a resale value in the region of £365,000 - £375,000 following completion of the renovation works.

LOCATION
Clifton Wood Court is situated on Clifton Wood Road, within the popular Cliftonwood area of Bristol. The property is conveniently located for Clifton Village, the city centre and the open spaces of Brandon Hill and Clifton Observatory.

The surrounding area offers a good range of cafés, restaurants, independent shops and local amenities. Bristol's commercial centre, the University of Bristol and the Harbourside are also within easy reach, while the property benefits from convenient access to the city's road and public-transport networks.

ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

TENURE
The property is offered for sale on a leasehold basis with approximately 947 years remaining. Please refer to the online legal pack for a copy of the lease and confirmation of any ground rent and service charges.

COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: E

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

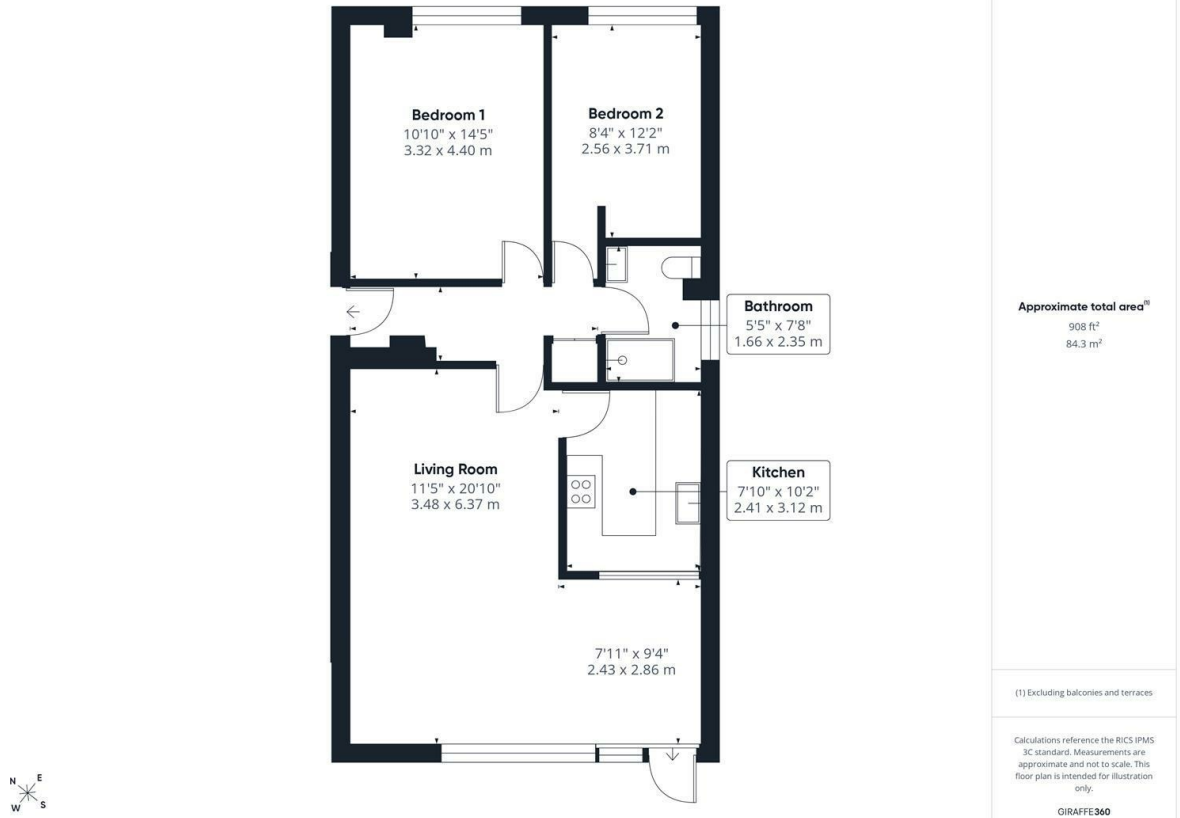
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL & GDV ESTIMATES
All rental and GDV estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area(1)

908 ft²

84.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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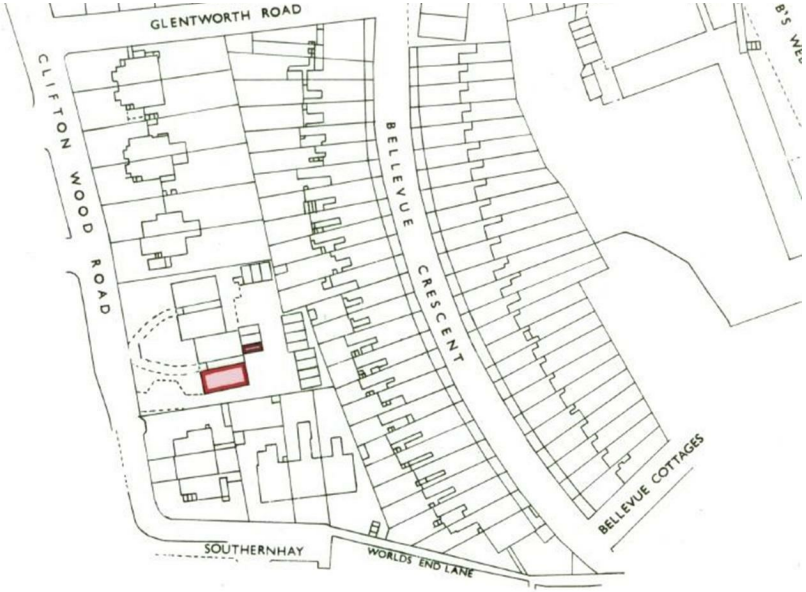

The Property Ombudsman

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