



Connells

Charlton Road
Brentry Bristol



Property Description

SPACIOUS ONE BEDROOM UPPER FLOOR APARTMENT WITH GARAGE* NO ONWARD CHAIN

Set on the upper floor of a well-kept building, this generously proportioned one-bedroom flat offers bright, comfortable living with the added benefit of a private garage. Ideally suited to first-time buyers, professionals or investors, the property combines space, practicality and a convenient residential setting.

The accommodation features a welcoming entrance hall leading to a large, light-filled living room with ample space for both lounge and dining areas. The separate kitchen provides excellent storage and worktop space, making everyday living both easy and functional.

The spacious double bedroom offers a peaceful retreat with room for additional furnishings, while the bathroom is neatly presented and well maintained.

Externally, the property benefits from a private double garage - ideal for secure parking or additional storage - along with access to communal areas.

Charlton Road enjoys a convenient location with easy access to local shops, transport links and green spaces, making it a practical base for city living while retaining a relaxed neighbourhood feel.

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.

Ground Floor

Communal Entrance

Second Floor Flat

Lounge/Diner

22' MAX x 10' 2" MAX (6.71m MAX x

3.10m MAX)

Kitchen

9' 8" MAX x 9' 8" MAX (2.95m MAX x 2.95m MAX)

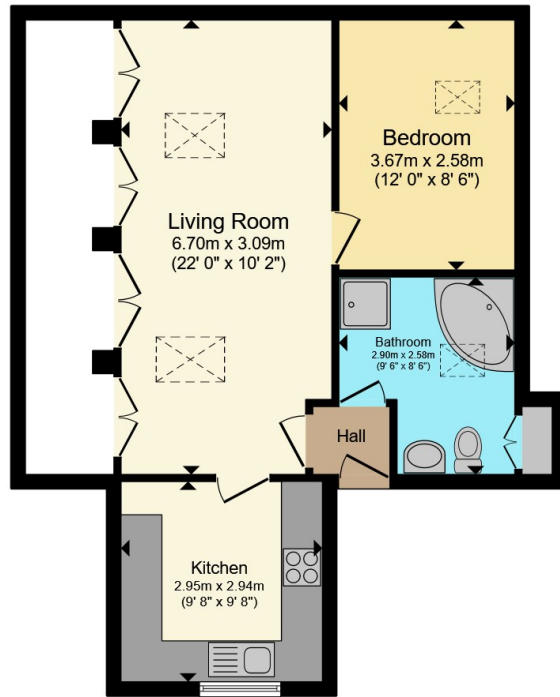
Bedroom

12' MAX x 8' 6" MAX (3.66m MAX x 2.59m MAX)

Bathroom

Garage - Parking In Front





Floor Plan

Total floor area 48.7 m² (524 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: C Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309530

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1999. 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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Property Ref: WOT309530 - 0003