



Connells

Stratford Court Westover Gardens
BRISTOL

Stratford Court Westover Gardens BRISTOL BS9 3NE

for sale guide price
£225,000



Property Description

Situated in a quiet and desirable location, this fantastic two-bedroom apartment offers spacious accommodation, wonderful views and excellent access to North Bristol.

The property is welcomed by an entrance hall leading to two generous double bedrooms, a shower room and a separate WC. The impressive living room is bright and airy, featuring a character fireplace and French doors opening directly onto the large balcony, creating an ideal space for relaxing or entertaining while enjoying the far-reaching views across Bristol.

The separate kitchen is well equipped. The kitchen also benefits from plenty of natural light and impressive views towards Westbury-on-Trym.

Externally, residents can enjoy the well-maintained communal gardens, while the property also benefits from a garage and additional parking.

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.

First Floor Accommodation

Entrance Hall

Living Room

17' 2" x 12' (5.23m x 3.66m)

Kitchen

8' 10" x 7' 11" (2.69m x 2.41m)

Bedroom 1

11' 11" MAX x 10' 11" MAX (3.63m MAX x 3.33m MAX)

Bedroom 2

10' 10" MAX x 8' MAX (3.30m MAX x 2.44m MAX)

Shower Room

Balcony

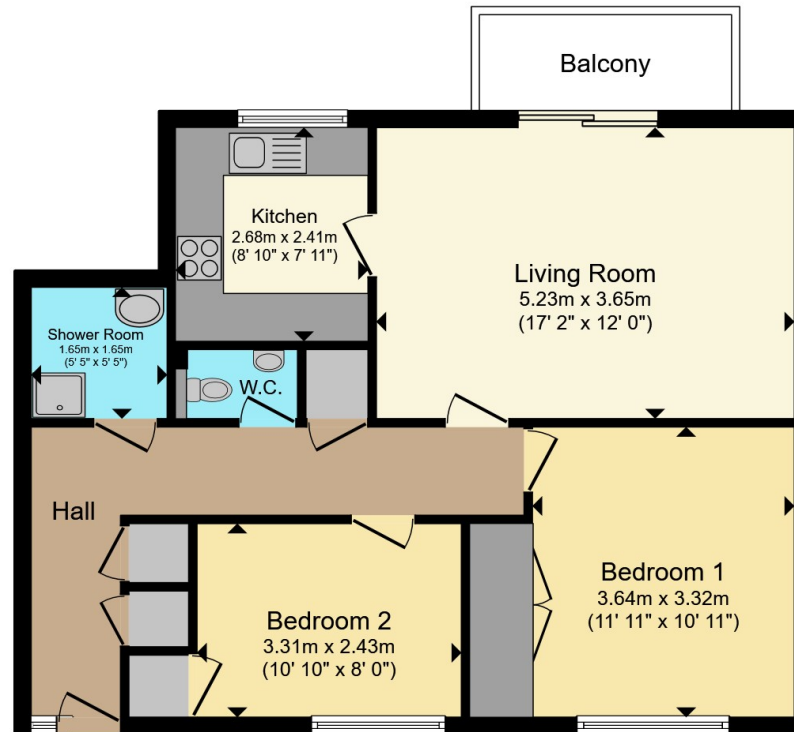
Garage

17' 7" x 12' 2" (5.36m x 3.71m)









Total floor area 66.9 m² (720 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

Connells

To view this property please contact Connells on

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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: E

Council Tax
 Band: B

Service Charge:
 1920.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309639

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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