



Connells

Repton Hall Carriage Drive
Bristol

Repton Hall Carriage Drive Bristol BS10 6TE

for sale guide price
£450,000



Property Description

Located in the heart of an exclusive gated community offering substantial communal parkland gardens with open views

this two double bedroom two storey "duplex" apartment is set within a Grecian style 19th Century Grade II listed building and includes, 20ft lounge/dining room with 14ft high ceiling, 12 separate kitchen, cloakroom with utility cupboard

and on the higher level a 14ft master bedroom with 10ft high ceiling, 10ft second double bedroom plus bathroom

as well as off road parking.

Repton Hall was originally constructed in 1802 in a Grecian style by local landscape architect Humphrey Repton for the merchant William Payne. In 2003 the Grade II listed property was redeveloped by Countryside Properties creating 12 luxury apartments set in a substantial area of parkland with open views as far as the Severn Estuary and flat 4 is one of the largest in this development.

Agents Note: Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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.

Lounge

20' x 16' (6.10m x 4.88m)

Kitchen

12' x 9' 9" (3.66m x 2.97m)

Landing

Master Bedroom

14' 3" x 14' (4.34m x 4.27m)

En Suite

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)

Bathroom

Outside

There is residents parking as well as an allocated parking space, bike storage, basement storage area (communal) and immaculate and vast private gardens.









EPC Rating: C Council Tax
Band: E

Service Charge:
3500.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WOT309308](https://www.connells.co.uk/Property/WOT309308)

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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