



Connells

Bishopthorpe Road
BRISTOL



Property Description

Connells are delighted to present this beautifully refurbished two-bedroom top floor apartment, ideally located in a popular and convenient North Bristol setting.

This well-presented home offers bright and spacious accommodation throughout, comprising a stylish newly fitted kitchen/dining area complete with white goods including a washing machine, dishwasher, electric hob/oven and fridge/freezer. A generous living room provides an excellent space for relaxing or entertaining, while two good-sized double bedrooms make the property ideal for first time buyers or small families. The accommodation is completed by a modern bath/shower room with WC, finished to a high standard.

Further benefits include gas central heating, double glazing, ample storage space, and access to a communal garden.

Perfectly positioned, the property is within easy walking distance of Southmead Hospital, making it an excellent choice for healthcare professionals. It also offers convenient access to Airbus, the city centre, and a range of local shops and amenities, along with excellent transport links nearby.

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.

Top Floor Accommodation

Living Room

13' 6" x 10' 8" (4.11m x 3.25m)

Balcony

Kitchen

8' 10" MAX x 8' 7" MAX (2.69m MAX x 2.62m MAX)

Utility Room

9' 1" MAX x 7' 2" MAX (2.77m MAX x 2.18m MAX)

Bedroom 1

12' 3" x 11' 8" (3.73m x 3.56m)

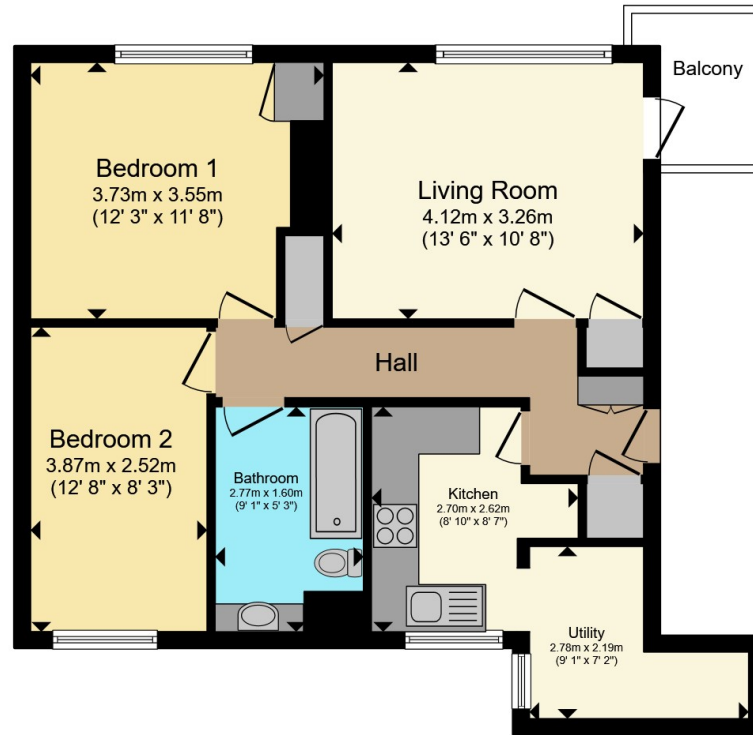
Bedroom 2

12' 8" x 8' 3" (3.86m x 2.51m)

Communal Garden







Total floor area 58.9 m² (634 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
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EPC Rating: D Council Tax
Band: A

Service Charge: 840.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309585

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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