

Connells

Casa Court Water Lane
Brislington Bristol

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Brislington Bristol BS4 5AW

for sale guide price
£110,000







Property Description

Set within Casa Court, a well-kept development tucked just off Water Lane, this one-bedroom top-floor apartment offers a bright, practical and quietly positioned home ideal for first-time buyers, downsizers or investors. The property sits within easy reach of local shops, green spaces and transport links, while benefiting from allocated parking and a peaceful residential setting.

Inside, the apartment makes excellent use of its 419 sq.ft, with a welcoming living/dining room featuring a double-glazed front-aspect window and sloped ceilings that add character. The separate kitchen is neatly arranged with fitted units, gas cooking and space for appliances. The bedroom is a comfortable double with a double-glazed rear-aspect skylight, creating a calm and naturally lit space. A modern bathroom completes the layout, fitted with a full-size bath and neutral tiling.

The property offers a simple, low-maintenance lifestyle in a well-connected location, making it a strong choice for those seeking an affordable home with good access to the city and surrounding areas.

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.

Living Room

13' 5" x 11' 3" (4.09m x 3.43m)

A bright and comfortable living/dining space with sloped ceilings adding character. A double-glazed front-aspect window brings in natural light, with space for both seating and dining furniture. Neutral decor and carpeted flooring create a warm, homely feel.

Kitchen

8' 2" x 4' 10" (2.49m x 1.47m)

A compact and efficient kitchen fitted with wall and base units, gas hob, oven, washing machine space and stainless-steel sink. Finished with tiled

splashbacks and dark worktops. Double-glazed front aspect window.

Bedroom

11' 2" x 8' 10" (3.40m x 2.69m)

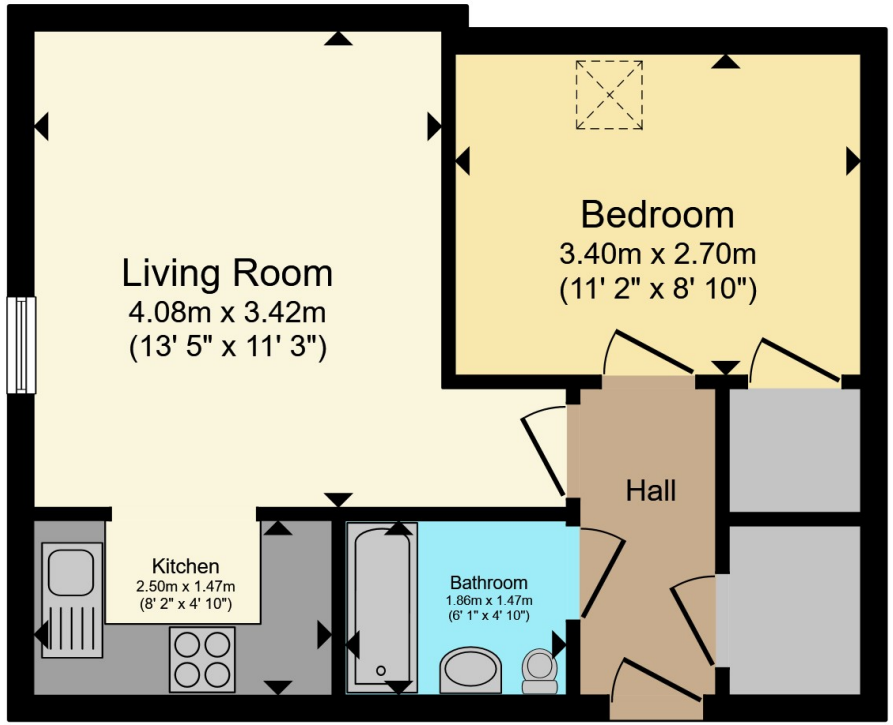
A well-proportioned double bedroom with sloped ceiling and a double-glazed rear-aspect skylight providing soft natural light. Space for wardrobes and additional furniture.

Bathroom

A neatly presented bathroom with full-size bath and shower over, pedestal sink and WC. Finished with white tiling and vinyl flooring.











Total floor area 37.9 m² (408 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

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: C

Council Tax Band: C

Service Charge: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312630

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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