



New Charlton Way, Bristol BS10 7TN

welcome to

New Charlton Way, Bristol

This super two bedroom ground floor apartment benefits from a highly convenient location in close proximity to Cribbs Causeway and the M4/M5 motorway with great additional transport links. proximity to major employers, kitchen diner and allocated 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.

New Charlton Way Entrance Hall

Entrance hall entered via entry phone, door to the front, two cupboards and airing cupboard.

Living Room

12' 8" max x 13' 10" max (3.86m max x 4.22m max)
Lounge with TV and telephone points, wall mounted

heater and two double glazed windows.

Kitchen / Diner

Kitchen with wall and base units with work surfaces over, single stainless steel sink, splash backs, wall mounted heater and double glazed window.

Bedroom One

9' 8" max x 11' 8" max (2.95m max x 3.56m max)
Bedroom with wall mounted heater, built in wardrobe, double glazed window and door to ensuite.

Ensuite

Ensuite with pedestal wash hand basin, close coupled W/C, shaver point, shower, extractor fan and double glazed window.

Bedroom Two

8' 11" max x 9' 8" max (2.72m max x 2.95m max)
Bedroom with wall mounted heater and double glazed window.

Bathroom

Bathroom with pedestal wash hand basin, close coupled W/C, bath with shower over, shaver point and double glazed window.

External Parking

Allocated parking for one car.

Agents Notes

We have been advised that the lease length is 999 years as from 1/9/2004; the ground rent is £75 p/a and the service charge is £2220 p/a.

We further recommend that all financial and legal information is checked independently.

Agents Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

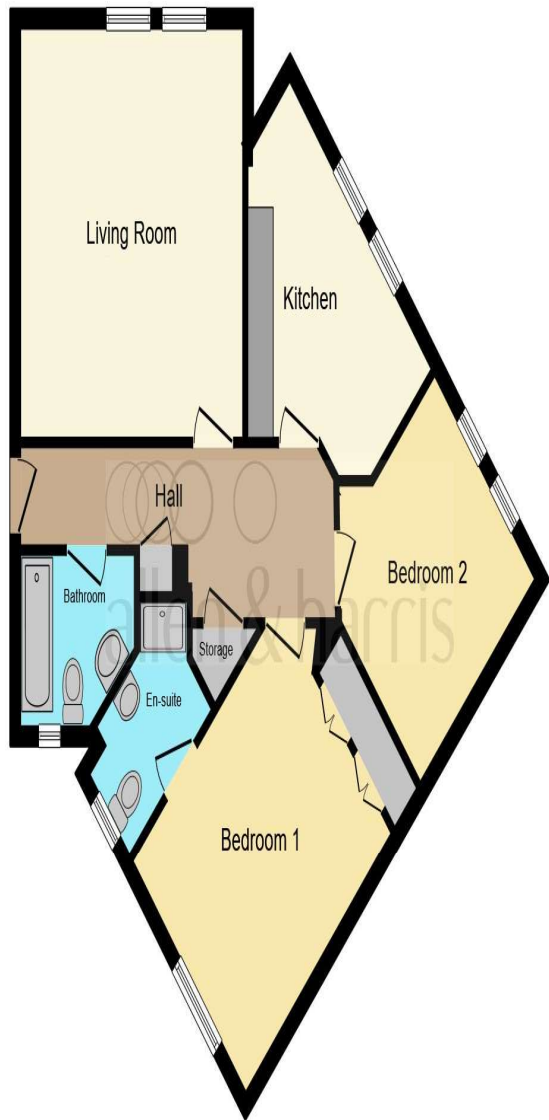
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional



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.focalagent.com



welcome to
New Charlton Way,
Bristol

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Ensuite Apartment / Seperate Living Room PLUS Kitchen-Diner
- Residential and Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3100.00

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175,000



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Property Ref:
STG110165 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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