Landing Lights, Bristol

, BS14 0FZ

£220,000

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Landing Lights, Bristol

DESCRIPTION

£220,000 FULL MARKET VALUE – 30% FIRST HOMES DISCOUNT – £154,000 DISCOUNTED PRICE – ELIGIBLE FIRST-TIME BUYERS ONLY

A beautifully presented and immaculately maintained one-bedroom top-floor apartment, available through the First Homes scheme with a 30% discount from the full market value. Offering stylish, contemporary accommodation, a private balcony and allocated parking, this fantastic apartment represents an excellent opportunity for an eligible first-time buyer looking to take their first step onto the property ladder.

The property is accessed via a welcoming entrance hall with useful storage cupboards, leading to a generous double bedroom, modern bathroom and impressive open-plan living and kitchen area.
The open-plan living space provides an excellent area for both relaxing and entertaining, with the contemporary kitchen seamlessly integrated into the room. From the living area, doors open onto a private balcony, providing a lovely additional outdoor space.

The apartment benefits from an air source heat pump heating system, and comes with an allocated parking space, adding further convenience to this fantastic home.

Situated in Hengrove, the property is ideally placed for a range of everyday amenities, local shops, supermarkets, schools and leisure facilities. The area offers excellent transport links into Bristol city centre and surrounding areas, with convenient road connections via the A37 and A4174. Bristol city centre and the wider South Bristol area are also readily accessible by public transport.

ROOMS

FIRST HOMES SCHEME
This property is available through the First Homes scheme, offering a 30% discount from the market value. First Homes are designed to help eligible first-time buyers onto the property ladder, with the discount remaining with the property on future sales.

First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

National eligibility criteria apply, including:

• Purchasers must be first-time buyers and have a household income not exceeding £80,000 per year
• The post-discount purchase price must not exceed the applicable First Homes price cap
• The property must be the buyer's only home
• A purchaser must use a mortgage or home purchase plan for at least 50% of the purchase price

Bristol City Council local eligibility criteria also apply during the initial marketing period. Purchasers must meet the relevant local eligibility requirements, including the applicable local connection, key worker or Armed Forces criteria.
Further information can be found in the First Homes Customer Guide and on the government's First Homes website.

First Homes Customer Guide:

https://www.gov.uk/government/publications/first-homes-early-delivery-programme-2021-to-2023-guidance-for-developers/first-homes-early-delivery-programme-customer-guide-notes-for-buyers-accessible-version

Government First Homes information:

https://www.ownyourhome.gov.uk/scheme/first-homes/

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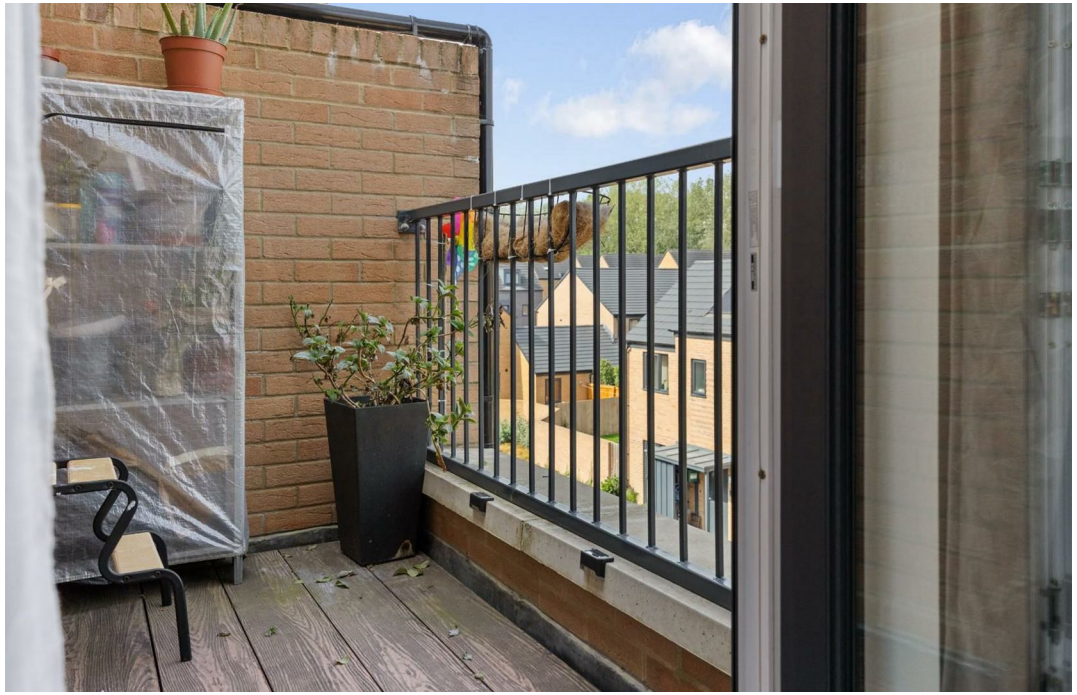
10, Landing Lights, Hengrove, Bristol, BS14 0FZ

Total Area (excluding balcony) 52.4 sq m / 564 sq ft

Second Floor



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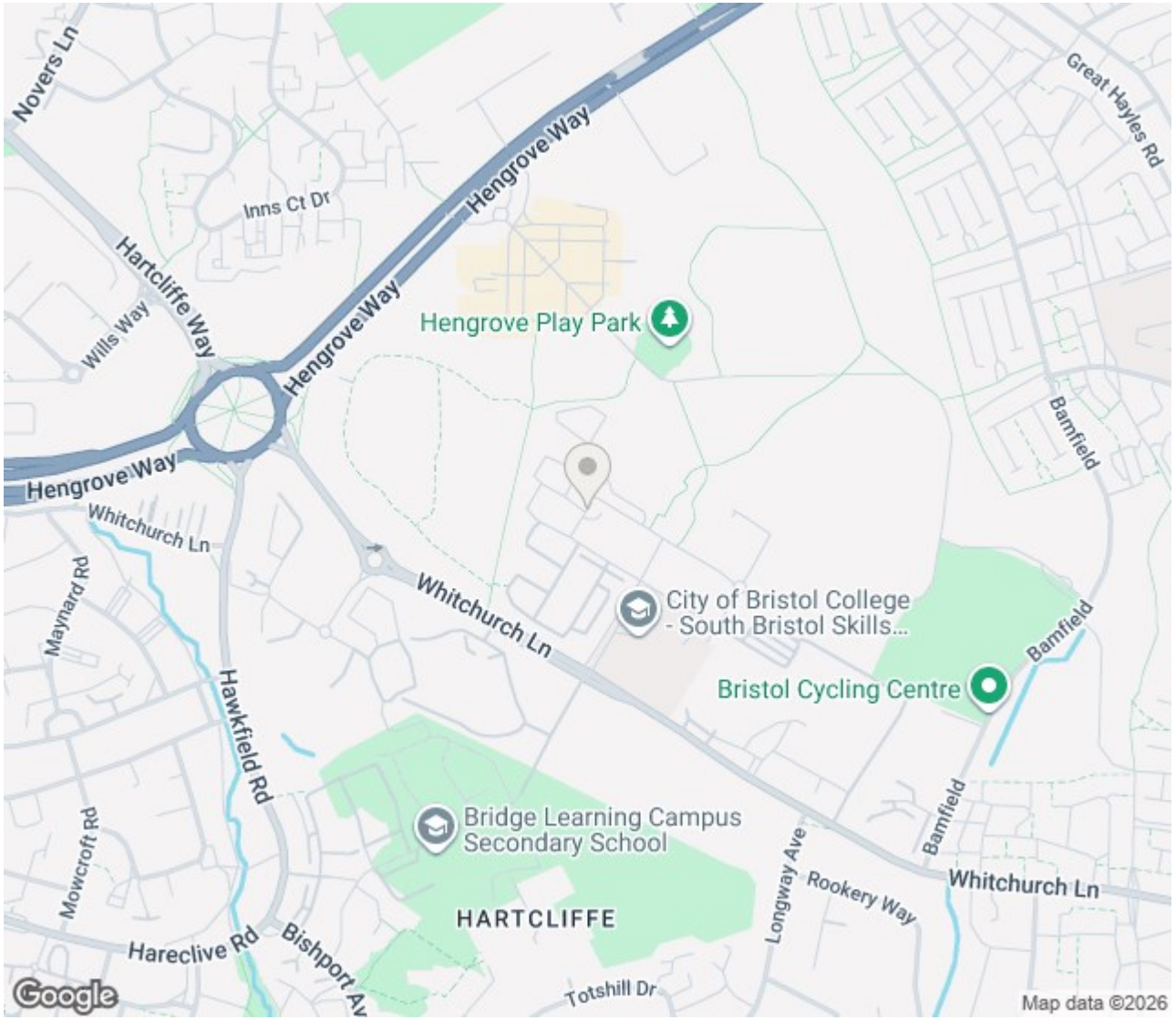
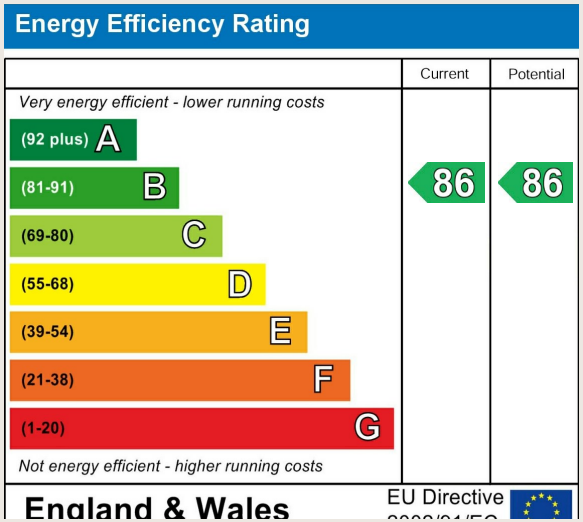


ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

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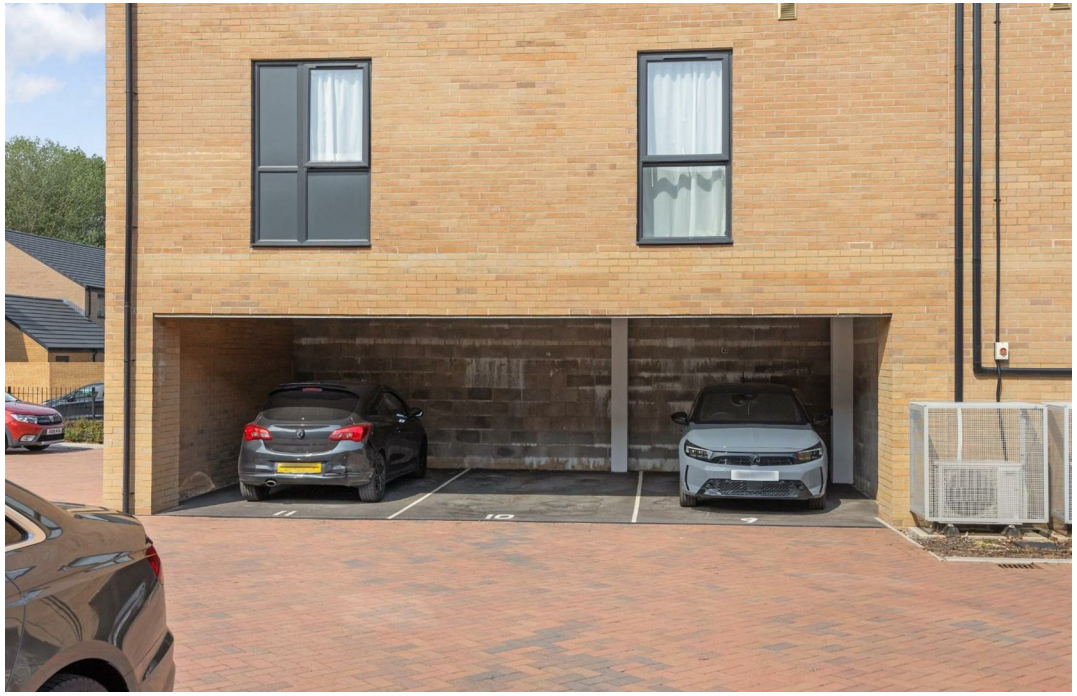

First Homes

Getting you on the ladder

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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