

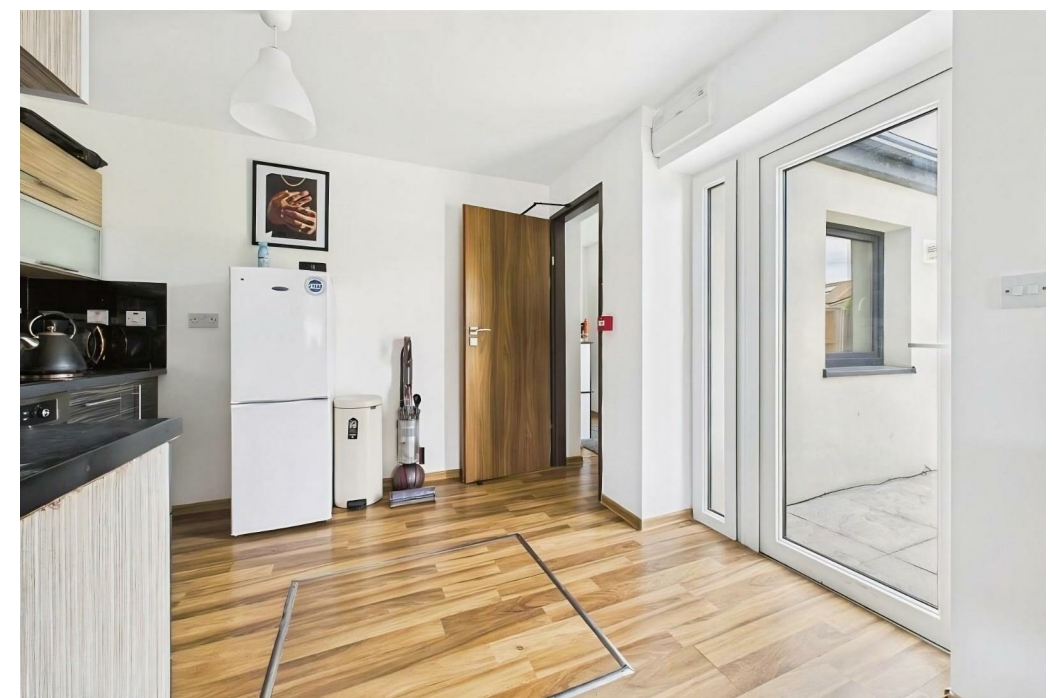
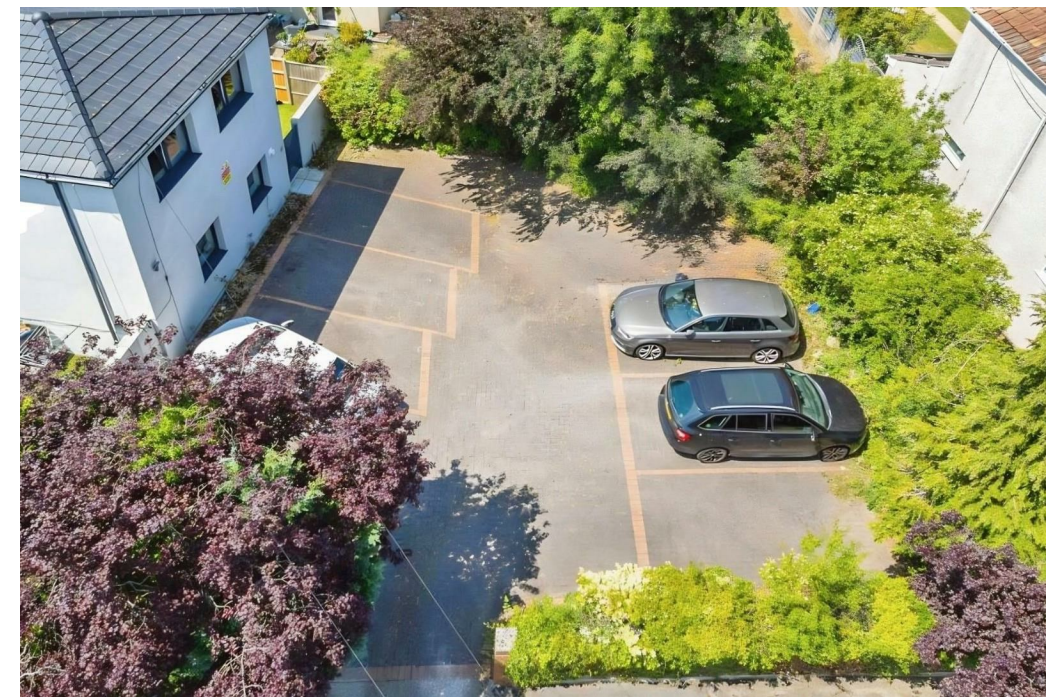
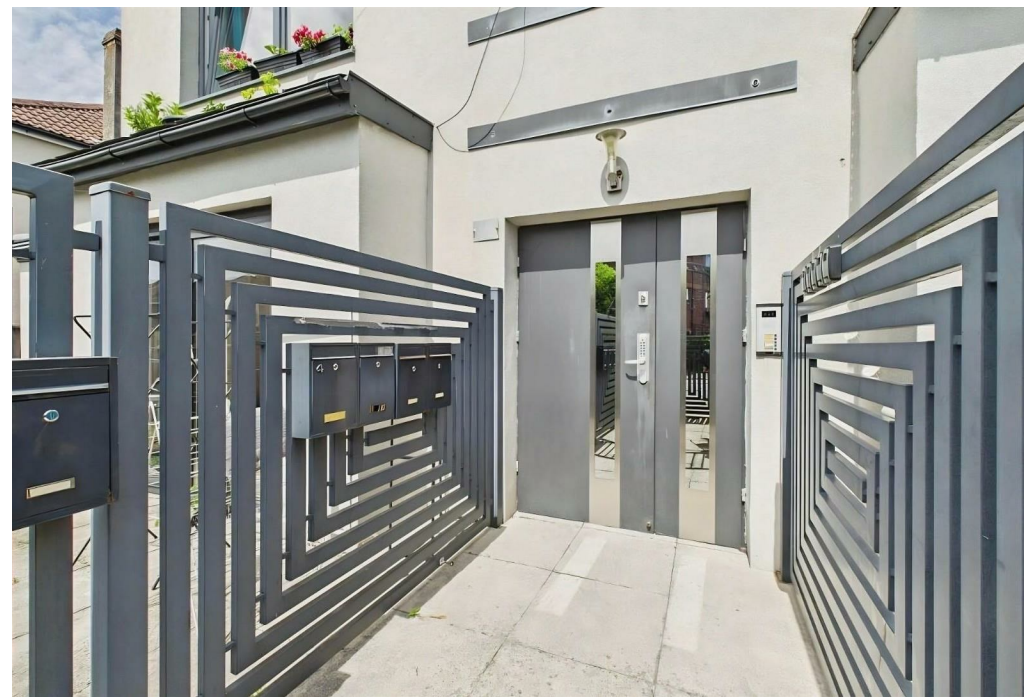


Lodge Causeway, Bristol, BS16 3QN

£1,100,000

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Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city centre, Fishponds is well-connected, with regular buses and nearby train station providing excellent transport links. It's also a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.



THE PROPERTY

A modern detached Freehold block (2623 Sq FT) completed in 2015 comprising 7 Self contained apartments with 1 and 2 bed accomodation (plus 1 studio) arranged over two floors with 7 parking spaces and gardens to the rear located on Lodge Causeway and just moments from the amenities of Fishponds Road and a short distance to the City Centre. Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - Flats 1, 2, 3, 4, 5, 7 BAnd A / Flat 6 - Band B
EPC D

The Opportunity - RESIDENTIAL INVESTMENT £97,500 pa

SCHEDULE OF INCOME

The block is let on AST contracts.

FLAT 1 - RENTAL INCOME

£1,330 pcm.

FLAT 2 - RENTAL INCOME

£995 pcm

FLAT 3 - RENTAL INCOME

£1,250 pcm

FLAT 4 - RENTAL INCOME

£1,200 pcm

FLAT 5 - RENTAL INCOME

£1,200 pcm

FLAT 6 - RENTAL INCOME

£1,300 pcm

FLAT 7 - RENTAL INCOME

£850 pcm

SCHEDULE OF ACCOMODATION

FLAT 1 - 2 BED / 2 BATH / 397 Sq Ft

Ground Floor / Open Plan Kitchen Diner / Bedroom 1 / En Suite / Bedroom 2 / En Suite.

FLAT 2 - 1 BED / 1 BATH / 378 Sq Ft

Ground Floor/ Open Plan Kitchen Diner / Bedroom 1 / Bathroom

FLAT 3 - 2 BED / 2 BATH / 338 Sq Ft

Ground Floor / Open Plan Kitchen Diner / Bedroom 1 / En Suite / Bedroom 2 / En Suite

FLAT 4 - 1 BED / 1 BATH / 348 Sq Ft

Ground Floor / Open Plan Kitchen Diner / Bedroom 1 / En Suite

FLAT 5 - 1 BED / 1 BATH / 339 Sq Ft

First Floor / Open Plan Kitchen Diner / Bedroom 1 / En Suite

FLAT 6 - 2 BED / 2 BATH / 327 Sq Ft

First Floor / Open Plan Kitchen Diner / Bedroom 1 / En Suite / Bedroom 2 / Ensuite

FLAT 7 - STUDIO / 291 Sq Ft

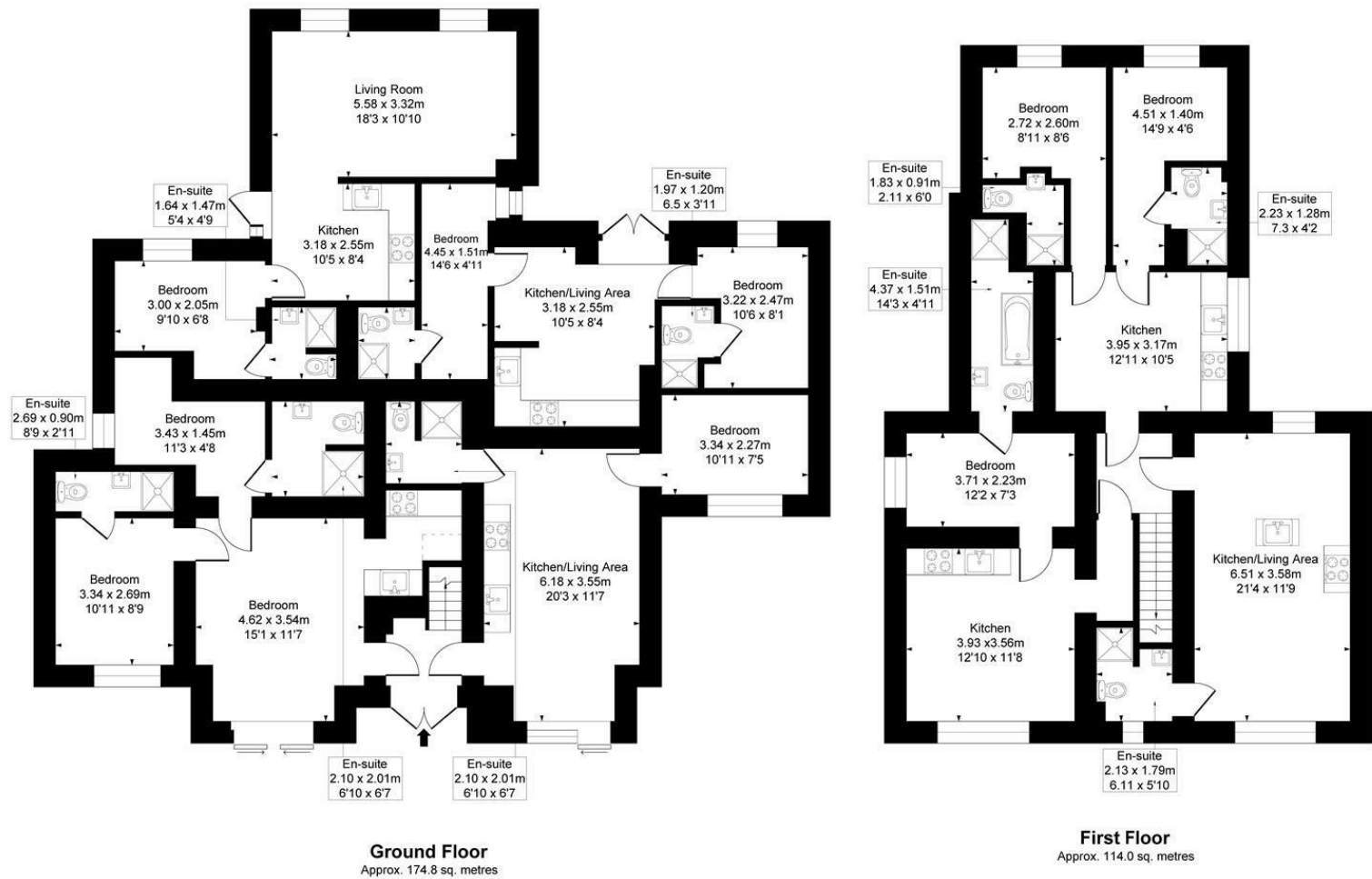
First Floor / Open Plan Kitchen Diner / Living Space / En Suite

AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: B

227 Lodge Road
Approximate Gross Internal Area
288.89 sq m / 3110 sq ft
(CH = Ceiling Heights)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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.