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Manor Road, Bristol, BS16 2EN

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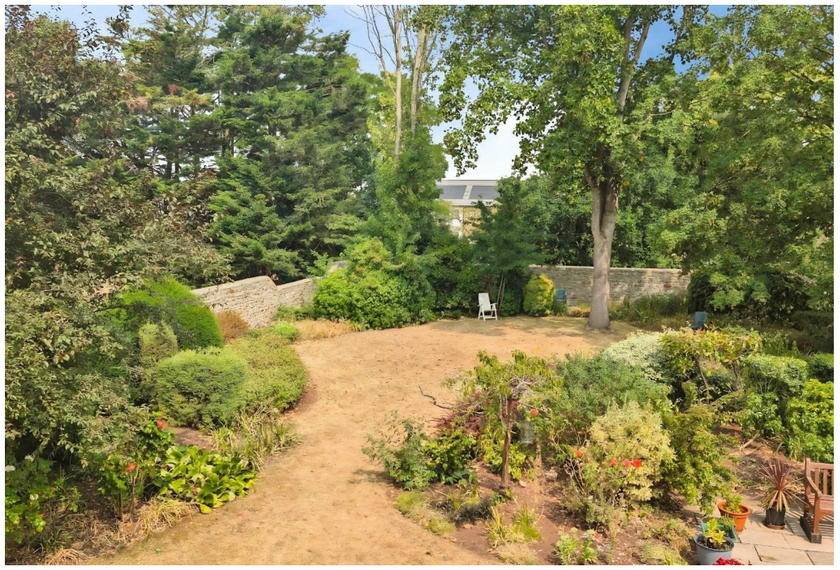
Bristol,
BS16 2EN

£58,000

1 1 1

This first-floor retirement apartment presents a unique opportunity for those aged 60 and over seeking a tranquil living environment. The property boasts a spacious and well-proportioned layout, featuring a spacious reception room with Balcony, separate Kitchen, Bedroom, and a Bathroom. One of the standout features of this apartment is the lovely communal gardens located at the rear and there is a dedicated residents' parking area, ensuring convenience for those with vehicles. This property is being sold with no onward chain. Please note that the apartment requires complete refurbishment and modernisation

The auction guide price is set at £70,000. Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.



Entrance
Security entrance door into communal hall, stairs, lift. Hall leading to ...

First Floor Communal Landing
Private entrance door into Flat 9

Hall
Radiator, built in coat cupboard with electric fuse box, airing cupboard with hot water cylinder, entry phone hand set.

Lounge/Dining Room 18'4" x 11'1"
Radiator, cupboard containing wall mounted gas fired boiler for domestic hot water and central heating, (not tested) door opening onto the balcony. (1.92m x 1.05m). Lovely views onto the rear communal gardens, door into ...

Kitchen 9'9" x 8'3"
Fitted with a selection of wall floor and drawer storage cupboards, fitted electric oven, washing machine and LEC upright/fridge freezer, radiator, glass block feature window, splash back tiling, single drainer stainless sink unit.

Bedroom 1 14'8" x 8'5"
Lovely elevated views onto the enclosed communal rear garden, radiator.

Bathroom 5'11" x 5'9"
A coloured suite of pannelled bath with a electric shower over, pedestal wash basin and low level w.c. fully tiled walls, extractor fan, radiator.

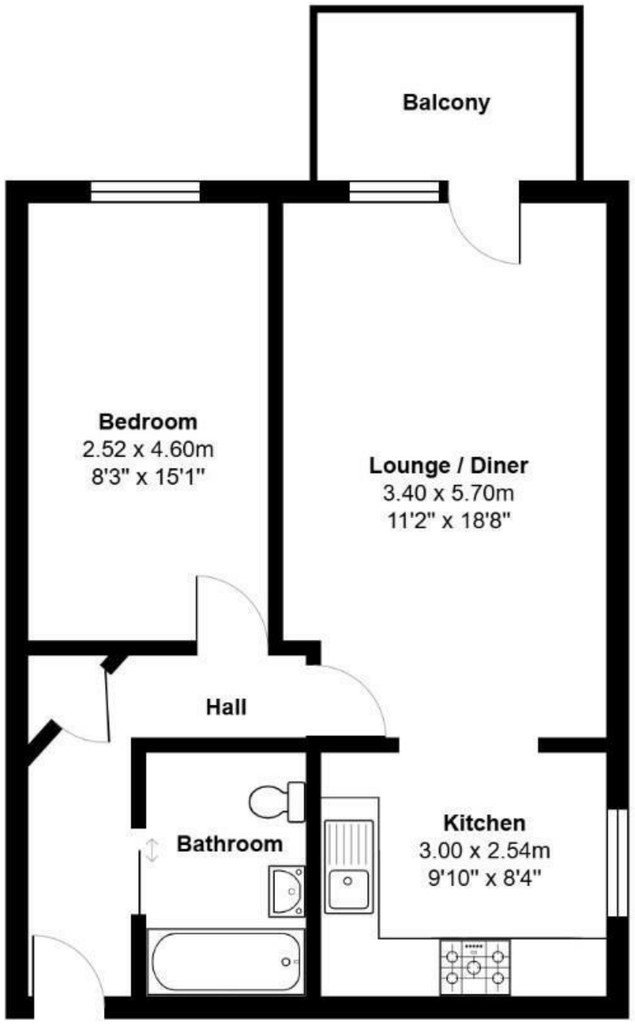
Exterior
COMMUNAL OFF STREET PARKING Directly in front of the development is an area designated for residence parking offered on a first come first served basis.

COMMUNAL GARDENS Located to the rear of the property the glorious mature communal gardens stand within a combination of natural stone walls and fences providing well maintained formal lawns with wide borders and beds with established plants and flowering shrubs alongside mature trees.

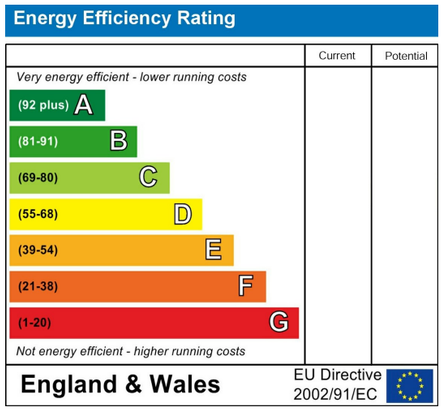
Tenure
Understood to be Leasehold - 82 years remaining on the lease. There is also a management company responsible for the upkeep of the building (Kingsdale) Flat 9 is responsible for a monthly service charge in the order of £222.14 per month. There is no ground rent payable.

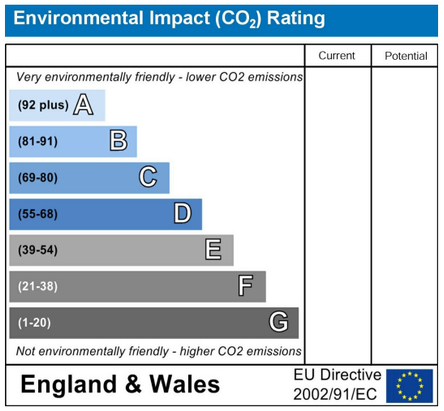
AML (anti money laundering)
‘’Estate agents operating in the UK are required to conduct AntiMoney Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these 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: Leasehold
Council Tax Band: B



- First floor retirement flat with Balcony
- Ideal for 55+ aged residents
- Spacious and well proportioned accommodation
- No chain - Vacant
- Requires full refurbishment and modernisation
- Offered by 'Modern method of Sale'
- Auction Guide: £90,000
- Lovely communal gardens
- Residents parking available
- Close to High Street shops





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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