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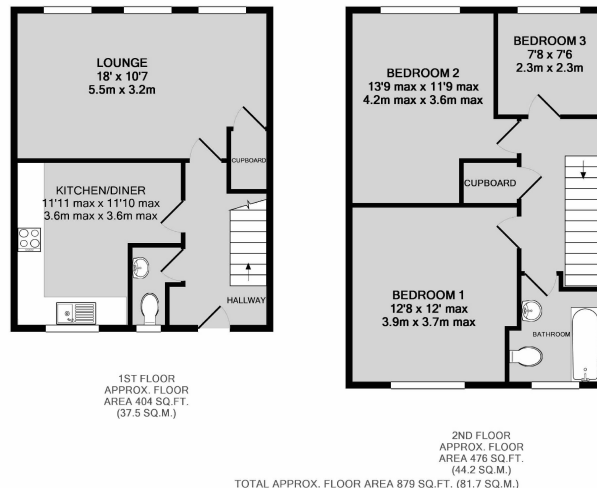
LOT 999 - 20 Burnell Drive, St Pauls, Bristol, BS2 9JU

For auction Guide Price £85,000 +

A substantial 3 bedroom maisonette arranged over the first and second floors of a purpose built block of flats in St Pauls. The property is situated in a central location with easy access provided to the City Centre, Cabot Circus and the M32. A fantastic buy to let investment.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to be auctioned on the 26th November 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

SPACIOUS 3 BEDROOM MAISONETTE IN A CENTRAL LOCATION

DESCRIPTION

A purpose-built first and second floor maisonette, situated in a central location in St Pauls. The spacious accommodation (approx. 879 sq ft) is arranged to provide a lounge, kitchen/diner, 3 bedrooms and a bathroom. We are informed that the flat is currently let producing £700 pcm although we have not yet been provided with a copy of the tenancy agreement.

LOCATION

The property is situated on Burnell Drive, just off Grovesnor Road in St Pauls. Easy access is provided to the City Centre, Cabot Circus and the M32.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

MAISONETTE

The property is accessed via a communal entrance with stairs leading to the first floor. The first floor comprises a lounge, separate kitchen/diner and a cloakroom whilst the second floor provides 3 bedrooms and a bathroom.

TENURE

We understand the property is to be sold on the residue of a 125 year lease from 30 June 2003. Please refer to legal pack for further details.

TENANCY DETAILS

We understand the flat is currently let producing £700 per calendar month (£8,400 per annum) although we have not been provided with a copy of the tenancy agreement.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

SOLICITOR

Ms A Taylor, Priority Law Limited

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BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

