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22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 10 - Flat 2 4 Eaton Close, Fishponds, Bristol, BS16 3XL

For auction Guide Price £95,000 +

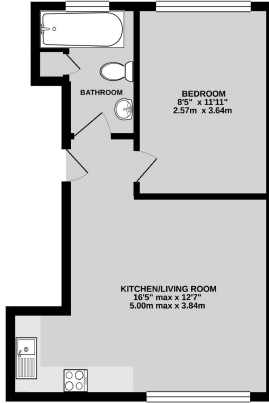
A well-presented first floor one-bedroom flat, in a three storey converted townhouse. The property is situated in a quiet residential cul de sac and is ideally located for access to a wide range of shops and amenities on Fishponds Road and Staple Hill high street. Offered for sale with vacant possession, the flat would make an ideal buy to let investment with a potential rental income of circa £750 pcm (£9,000 per annum).

6 WEEK COMPLETION AVAILABLE



LOT 10 - Flat 2 4 Eaton Close, Fishponds, Bristol, BS16 3XL

GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



FLAT 2, 4 EATON CLOSE
TOTAL FLOOR AREA : 344 sq.ft. (31.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing 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.
(Made with Intergraph i3000)

FOR SALE BY AUCTION

This property is due to feature in our online auction on 9th December 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

FIRST FLOOR ONE-BEDROOM FLAT - IDEAL BUY TO LET INVESTMENT

DESCRIPTION

A first floor one-bedroom flat comprising of an open-plan kitchen/living room, double bedroom and bathroom. The property is offered for sale with vacant possession and would make a fantastic and high-yielding buy to let investment with a potential rental income of circa £750 pcm.

LOCATION

The property is situated on Eaton Close, a quiet residential cul de sac just off Forest Road in Fishponds. Easy access is provided to a wide range of local amenities on Fishponds Road and excellent transport links are available to the city centre.

ACCOMMODATION

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

FIRST FLOOR FLAT

The property is accessed via a communal staircase from the ground floor and briefly comprises an open-plan kitchen/living room with modern fitted kitchen units, a good-sized double bedroom and a bathroom with panelled bath/shower over, low level WC and wash hand basin.

RENTAL POTENTIAL

We would anticipate a market rent in the region of £750 pcm (£9,000 per annum).

TENURE

The property is to be sold on the residue of a 999 year lease, which commenced on 1st January 2007.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

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. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The



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 endeavours 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.

