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22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 5 - Flat 1, 59 Ashley Hill, St Andrews, Bristol, BS79BE

For auction Guide Price £125,000 +

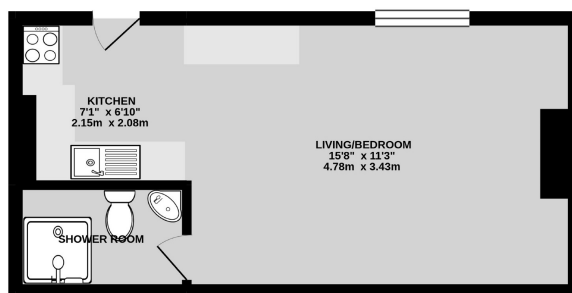
A newly refurbished lower ground floor studio flat, situated in an attractive period semi-detached building on Ashley Hill in St Andrews. The property benefits from its own private entrance, gas central heating, a rear courtyard and a brand new fitted kitchen and shower room. The flat is offered for sale with vacant possession and would make an ideal buy to let investment with a potential rental income in the region of £800 pcm (£9,600 per annum).

10 WEEK COMPLETION AVAILABLE



LOT 5 - Flat 1, 59 Ashley Hill, St Andrews, Bristol, BS79BE

GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



FLAT 1, 59 ASHLEY HILL
TOTAL FLOOR AREA : 259sq.ft. (24.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for the accuracy of the floorplan.

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

NEWLY REFURBISHED STUDIO FLAT - POTENTIAL RENT OF £9,600 PA

DESCRIPTION

An immaculately presented studio flat with a spacious living room/bedroom, kitchen area and shower room. The property has been fully refurbished including the installation of a new fitted kitchen and shower room and has been finished in a light and neutral decor with Amtico flooring throughout, which has a 20 year life expectancy. Also included in the sale is a washer/dryer and fridge/freezer and smart meters for the gas and electricity. Offered for sale with vacant possession, the flat would be ideal for owner occupiers or as a buy to let investment with a potential rental income in the region of £800 pcm.

LOCATION

The property is situated in a fantastic location on Ashley Hill in St Andrews. Easy access is provided to Bristol City Centre/M32 and a wide range of local amenities are available on the nearby Gloucester Road and Cheltenham Road.

ACCOMMODATION

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

STUDIO FLAT

Accessed via a private entrance at the rear of the building, the property comprises of a spacious living room/bedroom, a modern fitted kitchen and a separate shower room with modern white suite. Externally, the property

benefits from a private rear courtyard, large enough for a table and chairs.

RENTAL POTENTIAL

Studio flats of this quality in this location are in high demand and we would anticipate a market rent in the region of £800 pcm (£9,600 per annum).

TENURE

The property is offered for sale on the residue of a 999 year lease. Please refer to legal pack for a copy of the lease.

SERVICE CHARGE

We are informed by the vendor that the service charge is currently £35 per month (including buildings insurance).

ENERGY PERFORMANCE CERTIFICATE

Rating: C

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 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.

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

