



MAGGS
& ALLEN

42 CLAREMONT ROAD

CLAREMONT ROAD, BRISTOL, BS7 8DH

Guide Price £195,000

FIRST FLOOR REAR FLAT, 42 CLAREMONT ROAD, BISHOPSTON, BRISTOL, Guide Price £195,000

A well-presented 1 bed, first floor apartment which owns a share of the rear garden and enjoys stunning south/westerly views across Bristol. Located on an incredibly popular BS7 road, this period conversion would make a fabulous first time buyer home or a buy to let investment.

A superb property, with the popular Gloucester Road with its great selection of independent shops, bars and restaurants a short walk away and the city centre is easily accessible.

The accommodation consists of: open plan lounge with a fully fitted kitchen with integrated appliances, double glazed casement window providing far reaching rooftop views, double bedroom, shower room with a modern suite.

A real benefit with this flat is that it comes with its own section of private space in the rear garden. The apartment is offered with no onward chain. It is achieving £750 pcm in rent which is a 4.39% yield at the asking price.

Room Dimensions

Kitchen/Dining/Living space 13'2 x 11'9

Bedroom 11' x 13'2

Bathroom 7'8 x 3'3

Location

Situated on one of Bishopston's most sought after roads, just 0.34km from Redland Green School and incredibly handy for independent shops, restaurants and cafes of Gloucester Road, as well as access to all central areas.

Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. Continue straight onto Cranbrook Road. At the junction, turn left onto Kersteman Road and then turn left onto Claremont Avenue. Then take a sharp right onto Claremont Road.

Lease Information

Length of Lease: 999 years from 2002

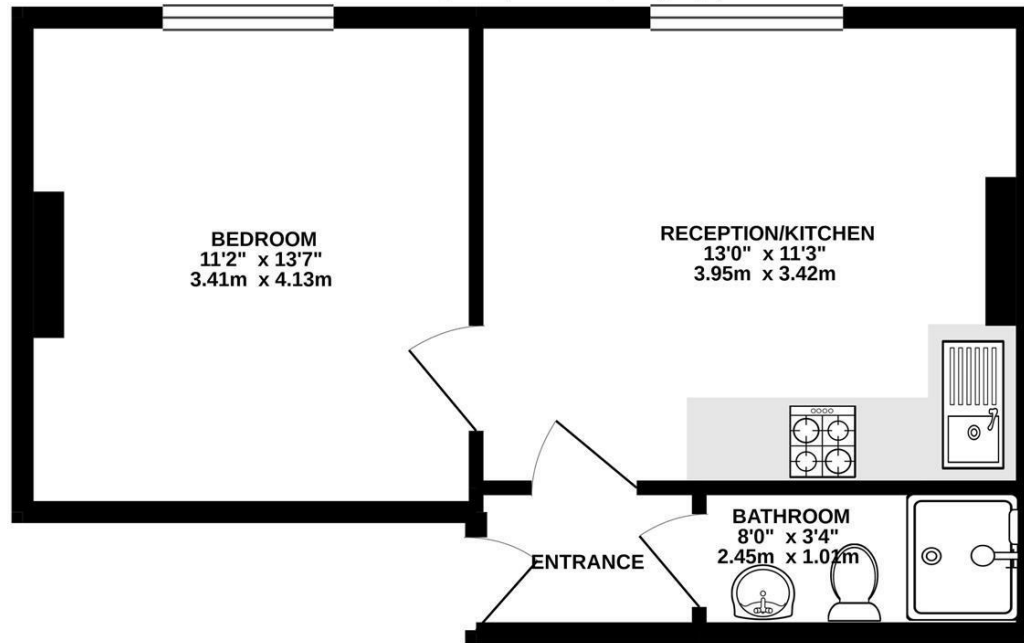
Current Service Charge: approx. £40 per month

Current Ground Rent: approx. £1 per annum



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334 sq.ft. (31.0 sq.m.) approx.

Whilst every attempt 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 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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- 1 Bedroom
- Open plan kitchen/living space
- Ideal for first time buyers or buy to let investment.
- Section of the rear garden
- Stunning views
- A well presented first floor flat

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: A

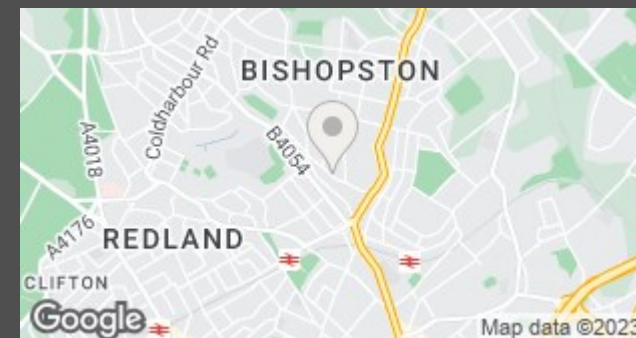
Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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