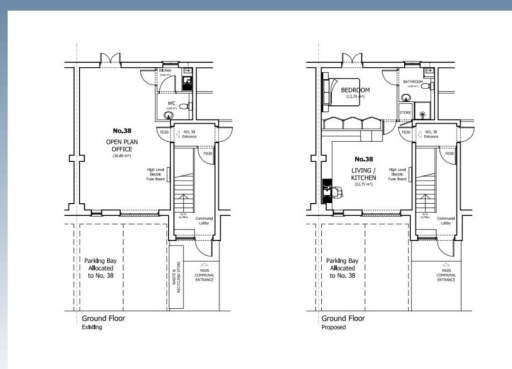




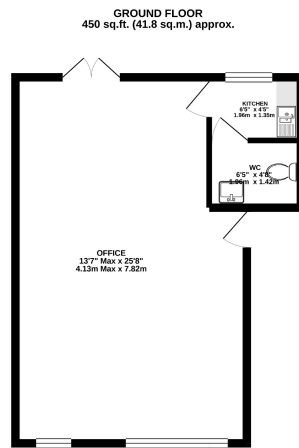
LOT 999 - 38 Montpelier Court, Station Road, Montpelier, Bristol, BS6 5EA

For auction Guide Price £125,000 +

An exciting development opportunity comprising a well-presented ground floor office suite with Prior Approval granted for conversion into a 1-bedroom residential apartment with parking space to the front. The property is situated in a popular location just off Cheltenham Road within the modern 'Montpelier Court' development. Easy access is provided to a wide range of local amenities on Cheltenham Road/Gloucester Road and Montpelier train station is located approximately 50 yards away. Ideal for investors, builders and developers.



LOT 999 - 38 Montpelier Court, Station Road, Montpelier, Bristol,



38 MONTEPELIER COURT, STATION ROAD, BS8 5DA
TOTAL FLOOR AREA - 450 SQ.FT. (41.8 SQ.M.) APPROX.
We warrant that the floor area shown on this plan is an approximation only. We do not warrant that the floor area shown on this plan is an accurate representation of the actual floor area. The actual floor area may vary from the floor area shown on this plan. The actual floor area may vary from the floor area shown on this plan. The actual floor area may vary from the floor area shown on this plan.

FOR SALE BY AUCTION

This property is due to feature in our online auction on 17th June 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

17 JUNE AUCTION - MODERN GROUND FLOOR OFFICE - PLANNING TO CONVERT TO A 1-BEDROOM FLAT

DESCRIPTION

A modern ground floor office suite comprising an open-plan office with separate kitchen and toilet facilities. Prior Approval has been granted for the conversion of the office into a self-contained 1-bedroom flat making this an ideal opportunity for builders, developers and investors. The property further benefits from an off-street parking space to the front.

LOCATION

The property is situated on the ground floor of a modern development on Station Road in Montpelier. Easy access is provided to the city centre via the A38, a wide range of local restaurants, shops and bars are available on Cheltenham Road/Gloucester Road and Montpelier train station is within 50 yards of the property.

ACCOMMODATION

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

PLANNING CONSENT

Prior Approval was granted on 16 September 2020 for a change of use from offices (Class B1(a)) to dwellinghouse (Class C3) - 1 dwelling unit under Application No. 20/03397/COU.

PROPOSED CONVERSION

The Prior Approval application will facilitate the conversion of the ground floor office into a self-contained apartment comprising an open-plan kitchen/living room, double bedroom and bathroom. Externally, the property will benefit from an allocated parking space to the front.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate the value of the finished apartment to lie in the region of £210,000.

TENURE

The property is to be sold on the residue of a 999 year lease dated 1st January 2002.

SERVICE CHARGE

We are informed by the vendor that the service charge for March 2020 - March 2021 was £1,050.81.

NOTES

Please be advised that due to the property being leasehold, a licence to alter and formal consent will need to be obtained from the Management Company and there are likely to be associated costs in order to obtain the consent. Please contact the office for further details.

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



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.

