



**6 WEEK COMPLETION**



**SITUATION**

In a tranquil countryside setting just along from Henbury Golf Club, overlooking a Playing Field, within easy reach of local shops and just 5 miles north of Bristol City Centre. Bristol lies 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively

**PROPERTY**

An attractive period property comprising **7 Self-Contained Flats with 7 Lock-up Garages.**

**VAT is NOT payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 6 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	Regulated	£6,240	
Flats 1, 2, 3, 4, 5 & 7 plus 7 Garages	6 Flats and 7 Garages – Not Inspected	Various	Each for a term expiring 2968	£450	FRI
1 Parking space					

**VACANT**

**Note 3: Flat 6 is larger than Flats 1 and 4 and has triple aspect views over the gardens. Plans available on request.**

<b>TOTAL</b>	<b>£6,690 plus vacant parking space</b>
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**£6,690 p.a. plus Vacant Parking Space**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**JOINT AUCTIONEERS**  
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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts