





### Property Description

Set within the sought-after Airpoint development in BS3, this modern upper-floor apartment offers bright open-plan living, two well-proportioned bedrooms and a contemporary finish throughout. The building is known for its unique lifestyle amenities — including a rooftop running track and communal function room — giving residents access to facilities rarely found in Bristol apartment living.

The flat itself enjoys a spacious kitchen/living area with floor-to-ceiling glazing, two comfortable bedrooms and a modern bathroom, all arranged around a central hall. Allocated parking adds convenience, while secure communal areas and lift access make the building practical day-to-day.

Being sold via the Modern Method of Auction, this property presents an excellent opportunity for buyers seeking a stylish home or investment in a vibrant BS3 location, moments from local shops, cafés, transport links and the city centre.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Central hallway connecting all rooms, offering useful circulation space and storage potential.

### Kitchen/Living Room

20' 11" x 18' 6" ( 6.38m x 5.64m )

A generous open-plan space with floor-to-ceiling glazing, offering natural light and a modern feel. The layout provides clear zones for cooking, dining and relaxing, with contemporary units and wood flooring throughout. A strong point thanks to its size and brightness.

### Bedroom One

10' 10" x 9' 4" ( 3.30m x 2.84m )

A comfortable double bedroom with a clean, modern finish. Well-

proportioned and easy to furnish, ideal as a main bedroom. The room also benefits from fitted wardrobes, and carpeted finish.

### Bedroom Two

10' 10" x 9' 6" ( 3.30m x 2.90m )

A near identical sized room to bedroom one. With the same modern finish. the room also benefits from fitted wardrobes, and carpeted finish.

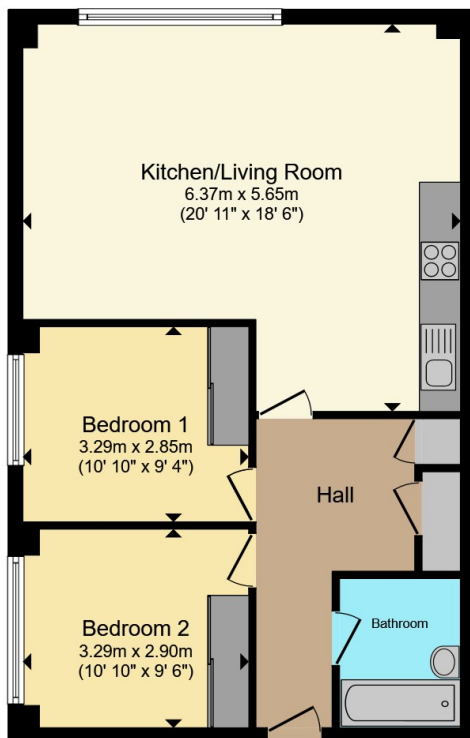
### Bathroom

Modern bathroom fitted with bath and overhead shower, WC and wash hand basin. finished in contemporary tiling with a clean, practical layout.

### Communal & Building Features

- Secure communal entrance and lift access
- Allocated parking space
- Rooftop running track with panoramic views
- Well-maintained shared areas
- Popular BS3 location close to shops, cafes, North Street and city centre links





Total floor area 65.4 m<sup>2</sup> (703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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243 North Street Southville  
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EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312640](http://connells.co.uk/Property/BMR312640)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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