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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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## LOT 10 - 129A Beaufort Road, St George, Bristol, BS5 8EZ

**For auction Guide Price £165,000 +**

A substantial 4 bedroom maisonette (approx. 1,111 sq ft) arranged over the first and second floors of a period end of terrace property in St George. The property is let to 4 sharers producing a total income of £23,040 per annum (incl bills) making this a fantastic high-yielding investment. The property also benefits from a roof terrace to the rear and easy access to a wide range of local amenities on Church Road.





# LOT 10 - 129A Beaufort Road, St George, Bristol, BS5 8EZ

## FOR SALE BY AUCTION

This property is due to be auctioned on the 25th July 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Fridays 11.00am - 11.30am

## SUMMARY

SUBSTANTIAL 4 BEDROOM MAISONETTE - LET PRODUCING £23,040PA

## DESCRIPTION

A substantial first and second floor maisonette situated in a popular residential location in St George. This 4 bedroom property is let to 4 sharers producing a total annual income of £23,040 per annum (incl bills). The property benefits from spacious accommodation throughout and a rear roof terrace.

## LOCATION

The property is situated on the corner of Beaufort Road and Northcote Road in St George. A wide range of amenities are available locally on Church Road and excellent transport links are provided to the city centre.

## ACCOMMODATION

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

## MAISONETTE

### FIRST FLOOR

The property is accessed via an external staircase leading to a roof terrace. The first floor accommodation comprises a kitchen/diner, two double bedrooms and a bathroom.

### SECOND FLOOR

Comprising two further double bedrooms and a storage cupboard.

## RENTAL DETAILS

Bedroom 1 - Let on an AST at £485 pcm (incl bills).

Bedroom 2 - Let on an AST at £485 pcm (incl bills).

Bedroom 3 - Let on an AST at £485 pcm (incl bills).

Bedroom 4 - Let on an AST at £465 pcm (incl bills).

TOTAL: £23,040 Per Annum

## TENURE

The property is to be sold on a leasehold basis. Please refer to legal pack for full details.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

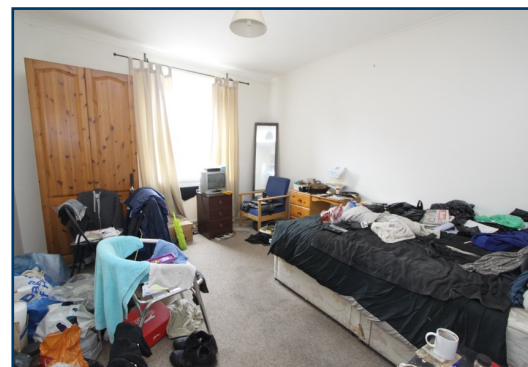
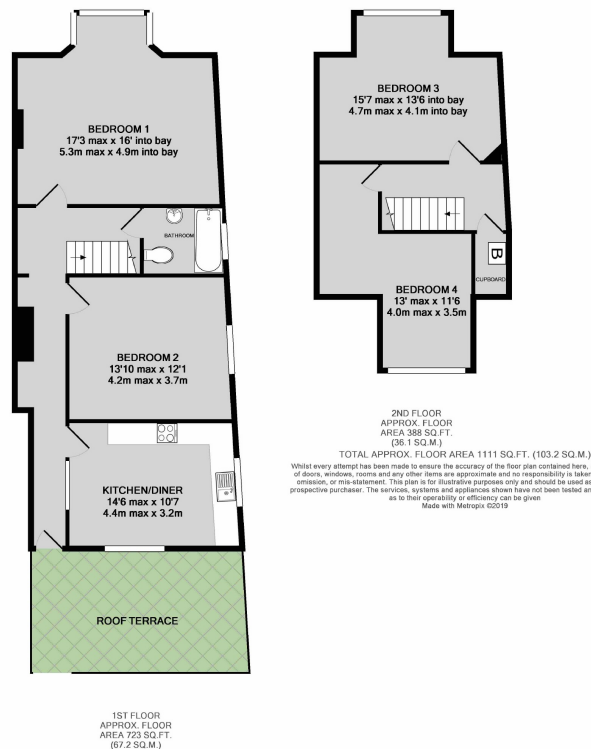
Rating: D.

## SOLICITOR

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## Auction, Commercial & Chartered Surveyors

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Maggs & Allen use all reasonable endeavors 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.

