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Auctions

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## LOT 11 - 8A Regent Street, Kingswood, Bristol, BS15 8JS

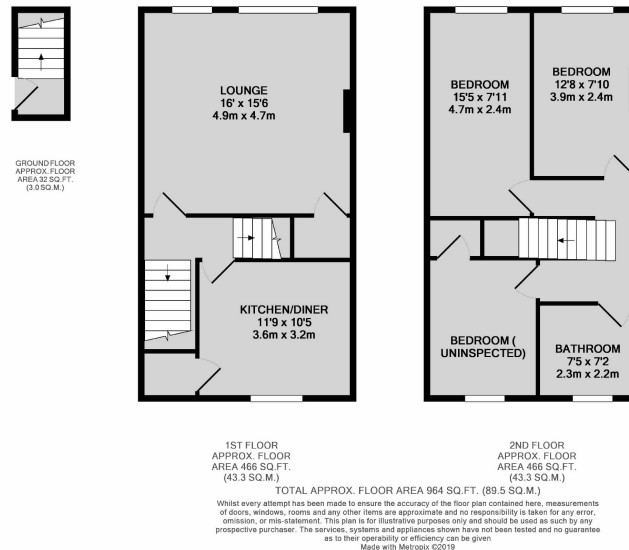
**For auction Guide Price £125,000 +**

A spacious 3 bedroom maisonette (approx. 964 sq ft) arranged over the first and second floors of this end terraced period building in a convenient location on Kingswood high street. The property is currently let producing £9,240 per annum and would make a fantastic buy to let investment. A wide range of local amenities are on the doorstep and excellent transport links are provided to the city centre.





# LOT 11 - 8A Regent Street, Kingswood, Bristol, BS15 8JS



## FOR SALE BY AUCTION

This property is due to be auctioned on the 26th September 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

SPACIOUS 3 BEDROOM MAISONETTE - LET PRODUCING £9,240 PER ANNUM

## DESCRIPTION

A sizeable 3 bedroom maisonette arranged over the first and second floors of this end-terraced period building in the heart of Kingswood. The property benefits from a spacious lounge and separate kitchen/diner and is currently let producing £770 pcm (£9,240 per annum). A fantastic buy to let opportunity in a convenient location on Kingswood high street.

## LOCATION

The property is situated on Regent Street in Kingswood above an estate agents office. A wide range of amenities are available locally and excellent transport links are provided to the city centre and A4174 Ring Road.

## ACCOMMODATION

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

## MAISONETTE

The maisonette is accessed via a side entrance on South Road with stairs leading to the first floor. The first floor comprises a lounge and a kitchen/diner and there are 3 bedrooms and a bathroom on the second floor.

## TENANCY INFORMATION

The property is let on an Assured Shorthold Tenancy agreement producing £770 pcm.

## TENURE

The property is to be sold on the basis of a new 125 year lease, subject to an annual ground rent of £100.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

## SOLICITOR

Mr S Thomas, Roger James Clements & Partners

Tel: 01633 257 844

Email: stephen@rjcp.co.uk

## 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

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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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.

