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22 Richmond Hill, Clifton, Bristol BS8 1BA

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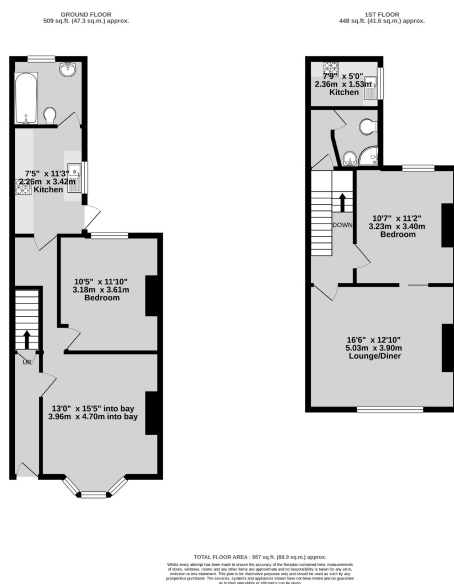
LOT 999 - 149 High Street, Kingswood, Bristol, BS15 4AQ

For auction Guide Price £230,000 +

An attractive Victorian property currently arranged as two 1-bedroom flats, situated in a highly convenient location in Kingswood. The ground floor garden flat is to be sold with vacant possession and the first floor flat is let on an AST producing £650 pcm. The property offers a fantastic investment opportunity with a potential rental income of circa £16,800 per annum once fully occupied. Alternatively, the property offers an excellent break-up opportunity whereby the flats could be sold off individually.



LOT 999 - 149 High Street, Kingswood, Bristol, BS15 4AQ



FOR SALE BY AUCTION

This property is due to feature in our online auction on 3rd November 2020 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

2 x 1-BEDROOM FLATS - FANTASTIC INVESTMENT/BREAK-UP OPPORTUNITY

DESCRIPTION

An end of terrace Victorian property arranged as two self-contained 1-bedroom flats. The first floor flat is currently let on an Assured Shorthold Tenancy agreement and the ground floor flat is vacant. Once fully occupied we would anticipate a gross annual return of £16,800. The flats could also be sold off individually by creating separate leasehold titles.

LOCATION

The property is situated on Kingswood High Street, an incredibly convenient location with a wide range of local amenities and a short distance to Kingswood Park.

ACCOMMODATION

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

GROUND FLOOR FLAT

Comprising a large lounge/diner, double bedroom, kitchen, bathroom and a low-maintenance garden with rear access leading to Honey Hill Road. The flat is currently vacant however we have been informed that it was recently let producing £750 pcm. There may be scope to add value by updating the kitchen/bathroom and redecorating.

FIRST FLOOR FLAT

Comprising a lounge/diner, double bedroom, kitchen and bathroom. The flat is currently let on the remainder of a 12-month AST (beginning April 2020) at £650 pcm and will be sold with the tenants in situ. There is also scope to add value by carrying out basic updating at the end of the tenancy.

ENERGY PERFORMANCE CERTIFICATE

Ratings: D

SOLICITOR

Ms Jodie Purdue, Meade King

Tel: 0117 926 4121

Email: jp@meadeking.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 reserve price can be subject to change up to and including the day of the auction.



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.

