



MAGGS
& ALLEN

FOR SALE: £495,000

STUDENT LET INVESTMENT - SPACIOUS 4-BEDROOM MAISONETTE

Flat 1, 7 Richmond Hill Avenue, Clifton, Bristol, BS8 1BG

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GUIDE PRICE: £495,000

DESCRIPTION

A spacious 4-bedroom maisonette (approx. 974 sq ft) situated on the ground and lower ground floors of this attractive period semi-detached property in Clifton. The property is well-presented throughout and benefits from a modern kitchen and shower room, off-street parking for two vehicles and a private courtyard to the rear.

This licensed 4-bedroom HMO is currently let producing £2,150 pcm and the two parking spaces are let separately at £70 pcm each. A new tenancy for the 2021/2022 academic year has just been signed at an increased rent of £2,250 pcm excluding the parking spaces, which will result in a total annual rent of £28,690. The agreed rents are at a fairly conservative level and there is scope to increase the income in the years to come.

A superb opportunity to purchase this high-yielding investment flat that is ideally located for continued student or professional renters.

LOCATION

The property is situated on Richmond Hill Avenue directly opposite the Bristol University Students' Union. Easy access is provided to a wide range of shops, bars and restaurants on Clifton Triangle and Clifton Village.

ACCOMMODATION

The property is accessed via a communal entrance on the ground floor which leads onto an entrance hall with access to Bedroom 1 and stairs leading down to the remaining accommodation on the lower ground floor.

The lower ground floor accommodation is laid out around a central hallway leading to a spacious living/dining room with access onto the private rear courtyard. There are three further bedrooms, a kitchen with modern fitted base units, a shower room and separate WC.

OUTSIDE

The property benefits from a garden to the front laid with a permeable membrane and currently used as a parking space, a further allocated parking space and a private courtyard garden to the rear.

PLANNED WORKS

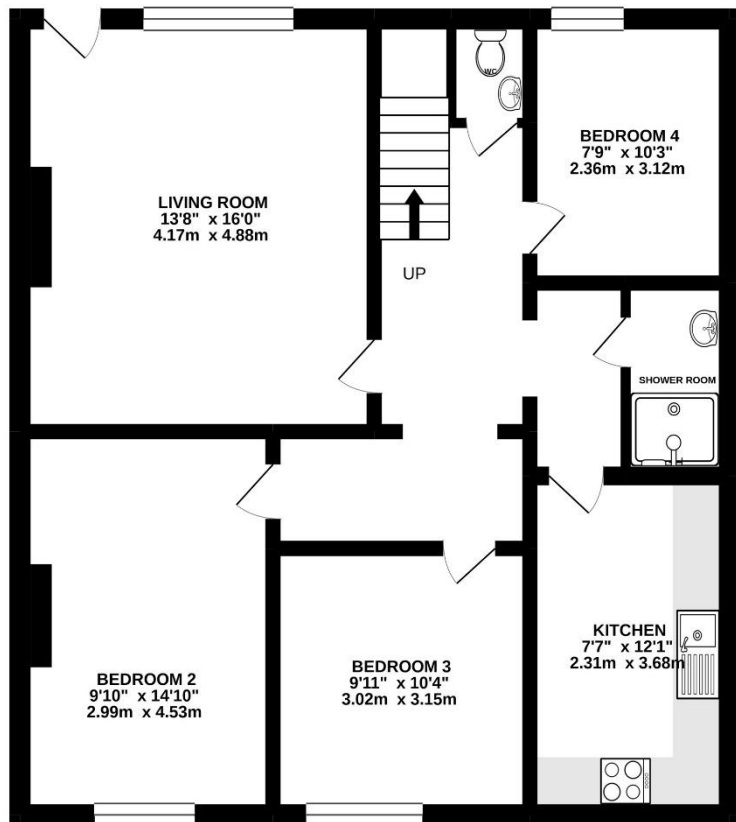
We understand that the exterior of the building and interior communal hallway is due to be re-painted shortly and there are sufficient monies in the sinking fund to cover the cost of these works.

ENERGY PERFORMANCE CERTIFICATE (EPC)

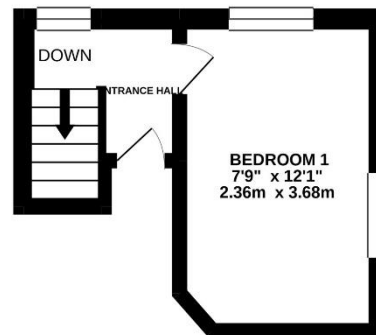
Energy Rating: D



LOWER GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



GROUND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



FLAT 1, 7 RICHMOND HILL AVENUE

TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: We understand that the property is to be sold on the residue of a 999 year lease with a share of the freehold.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Bristol City Council

VIEWING: By appointment.

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The Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.