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22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 14 - Flat 37, 28 Baldwin Street, Bristol, BS1 1NG

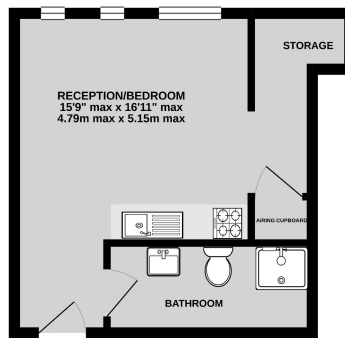
For auction Guide Price £120,000 +

A modern and well presented self-contained studio flat situated on the fifth floor of a recently converted building on Baldwin Street in the centre of Bristol. The property is ideally suited to those working in the city centre or as a high-yielding opportunity for buy-to-let investors. The flat is to be sold with vacant possession however we would anticipate a market rent of £850pcm (£10,200pa). 6 WEEK COMPLETION



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STUDIO APARTMENT
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 271 sq.ft. (25.2 sq.m.) approx.
*These are approximate measurements and are not intended to be used for legal purposes. The actual measurements may vary slightly from those shown on the plan. The measurements are for information only and should not be relied upon for any legal purpose. The measurements are for information only and should not be relied upon for any legal purpose. The measurements are for information only and should not be relied upon for any legal purpose.

FOR SALE BY AUCTION

This property is due to feature in our online auction on 9th December 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

MODERN STUDIO APARTMENT IN CITY CENTRE - EXCELLENT INVESTMENT OPPORTUNITY

DESCRIPTION

A well presented, fifth floor modern studio apartment situated in a fantastic location on Baldwin Street in the city centre. The building was recently converted in 2018 into a scheme of luxury apartments and has the added benefits of a video intercom system, key-fob entry and shared secure bicycle storage rooms. We understand that an ESW1 certificate has been obtained for the building. The flat is to be sold with vacant possession however we would anticipate a market rent of £850pcm (£10,200pa) making this an ideal opportunity for investors and private buyers alike.
6 WEEK COMPLETION

LOCATION

The property is situated on Baldwin Street, in the heart of Bristol's city centre with an array of local amenities available and a wide range of bars/restaurants and independent shops. The property is located within close proximity of the Bristol Harbour and Cabot Circus.

ACCOMMODATION

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

FLAT

Comprising an open-plan kitchen/lounge/bedroom with a partitioned storage area, airing cupboard and a shower room with WC.

TENURE

The property is to be sold on the residue of a 125 year lease from 2018.

SERVICE CHARGE

The annual service charge payable is £760.

GROUND RENT

The annual ground rent payable is £200.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

BUYER'S PREMIUM

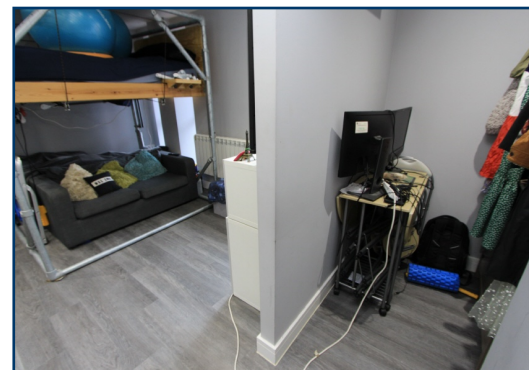
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*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

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

