



# MAGGS & ALLEN

10A CLAREMONT AVENUE  
BISHOPSTON, BRISTOL, BS7 8JE

**Asking Price £400,000**

- Substantial 4-bedroom maisonette - over 1,000 ft<sup>2</sup>
- Let to students producing £38,400 per annum
- Less than 300m from Redland Green School (RGS)
- Superb high-yielding investment opportunity
- Easy access to Gloucester Road and Redland train station



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

## DESCRIPTION

An excellent opportunity to acquire a substantial 4-bedroom maisonette, occupying the first and second floors of an attractive Edwardian property on a quiet tree-lined road in Bishopston. Ideally positioned on the borders of Bishopston and Redland, the property is within easy reach of Gloucester Road's vibrant amenities, Redland Green School and Redland train station.

The property is currently fully let until June 2026, generating a rental income of £38,400 per annum (excluding bills), with potential to increase the annual return at the next tenancy cycle.

Arranged over the first and second floors, the accommodation includes a spacious living room, four double bedrooms, a kitchen and two bathrooms - perfectly suited to professional sharers or student tenants. The property also benefits from a newly installed boiler (fitted in summer 2024) and a recently replaced main roof.

This is a superb, income-generating investment in a location with consistently high rental demand, offering long-term capital growth and strong yields.

## LOCATION

The property is situated on Claremont Avenue, a quiet residential street on the borders of Bishopston and Redland. Easy access is provided to a wide range of local shops, bars and restaurants on Gloucester Road and Redland train station is within walking distance. The highly regarded Redland Green School is located less than 300m from the property, which will appeal to those seeking an initial investment property with future prospects of securing a secondary school place.

## ACCOMMODATION

The property is accessed via a communal hallway on the ground floor with stairs leading to the first floor. On this floor is a generous living room with bay window to the front, two double

bedrooms, a kitchen and shower room. The top floor provides two further double bedrooms and an additional bathroom.

## TENANCY DETAILS

The property is let on a single Assured Shorthold Tenancy agreement from 01 July 2025 - 23 June 2026 at a rent of £3,200 pcm (£38,600 per annum) excluding bills.

## TENURE

The property is for sale on the residue of a 999 year lease (less 1 day) from 25 March 1894 - approx. 867 years remaining.

## HMO LICENSING & PLANNING

An HMO licence for 4 persons was granted on 06/04/2020. The seller has applied for a renewed licence, has paid the associated fee and awaits a copy of the new licence from Bristol City Council.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

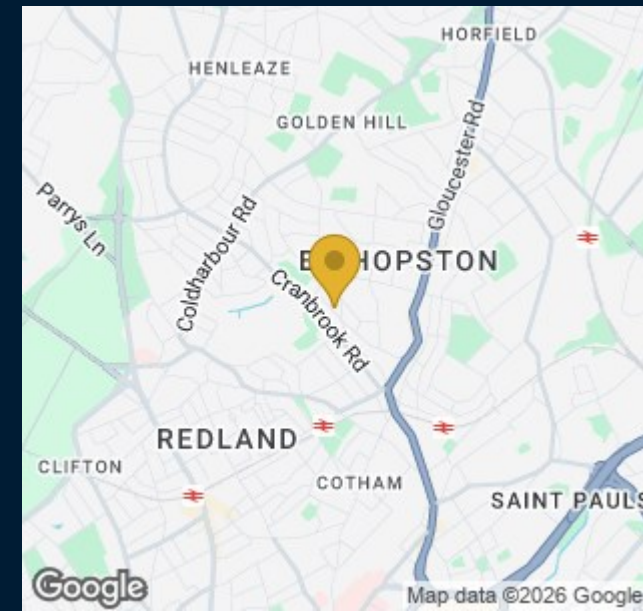
## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

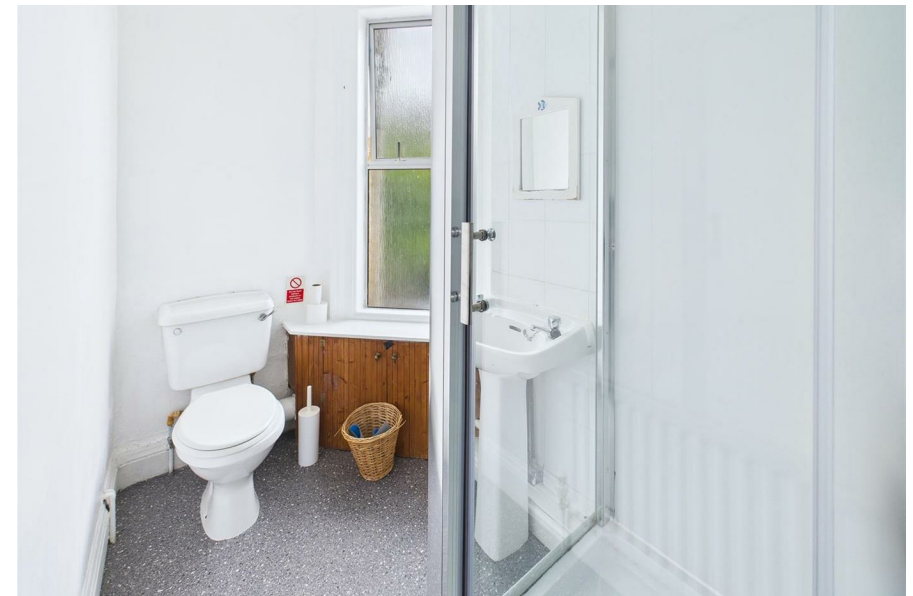
## VIEWINGS

By appointment with Maggs & Allen





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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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