

MAGGS & ALLEN

18 HOLLY CLOSE

SPEEDWELL, BRISTOL, BS5 7XP

Guide Price: £110,000+

- 17 September LIVE ONLINE AUCTION
- Spacious two-bedroom flat
- Allocated parking space
- Ideal buy to let or first time buy
- Leasehold - approx. 54 years remaining (cash buyers only)
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

TWO-BEDROOM FIRST FLOOR FLAT - SUPERB INVESTMENT OPPORTUNITY

DESCRIPTION

A spacious first-floor two-bedroom flat offering an excellent opportunity for investors and cash buyers alike. With approximately 54 years remaining on the lease, the property presents significant scope to enhance its value through a lease extension, making it an attractive asset with excellent long-term potential.

The well-proportioned accommodation comprises a generous open-plan kitchen, dining and living area, two good-sized bedrooms and a bathroom, together with the benefit of an allocated parking space.

We anticipate the property could achieve a rental income of approximately £15,000 per annum, equating to an attractive gross yield of around 13.6% based on the guide price. Available to cash purchasers only due to current length of lease, this represents an excellent opportunity to acquire a competitively priced investment with considerable scope to add value.

LOCATION

Speedwell is a residential area in the eastern part of Bristol, the area benefits from good local amenities, including schools, shops, and parks, with Eastville Park and St George Park both within easy reach. Public transport links are strong, with regular bus services connecting Speedwell to Bristol city centre and surrounding areas, while the nearby A4174 Ring Road provides easy access to the M32 and M4 motorways. Speedwell is becoming an increasingly popular choice for those looking for affordability and good rental returns in Bristol.

ACCOMMODATION

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

TENURE

Leasehold – We understand that there are approximately 54 years remaining on the lease. Please refer to the legal pack for confirmation.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

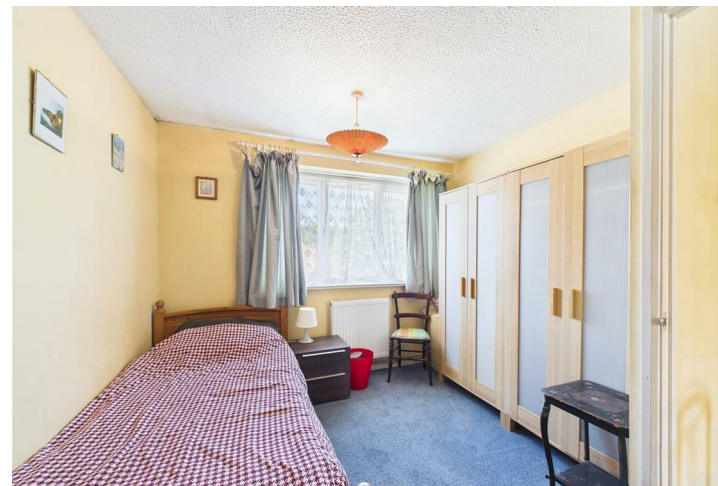
PRELIMINARY DEPOSITS

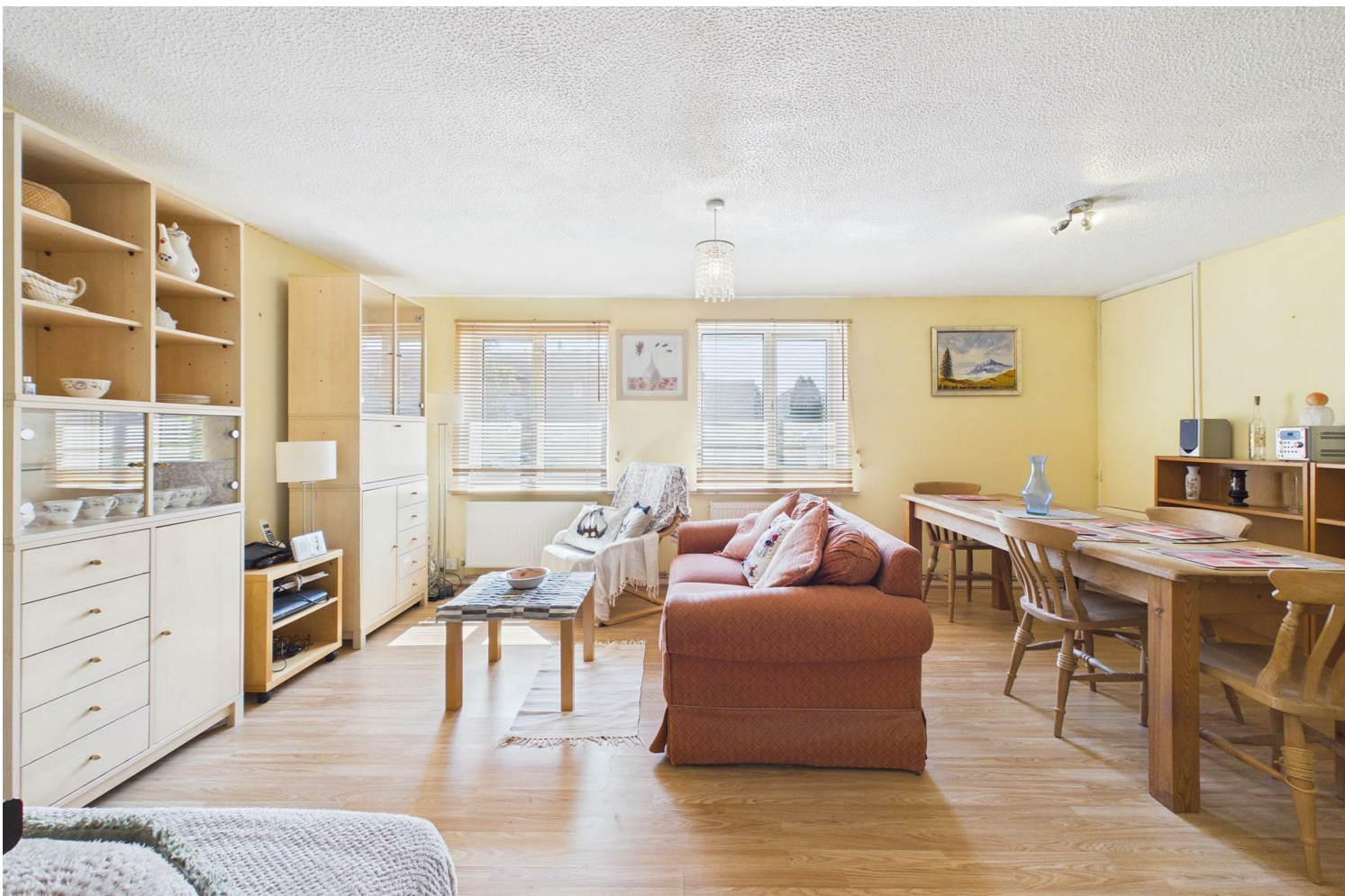
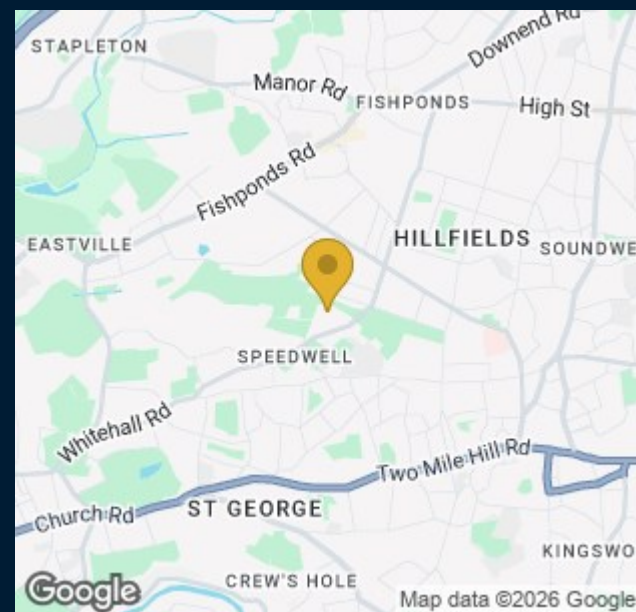
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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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