



# MAGGS & ALLEN

TOP FLOOR FLAT  
22 RICHMOND TERRACE  
CLIFTON, BRISTOL, BS8 1AA

**Guide Price: £290,000+**

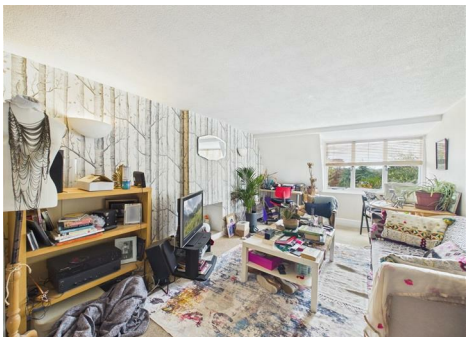
- 20 May LIVE ONLINE AUCTION
- Spacious 2-bedroom flat in Georgian building
- Prime location in the heart of Clifton village
- Stunning residents communal gardens
- Superb views across Clifton and beyond
- 8-week completion



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

**0117 973 4940**

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



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

LARGE 2 DOUBLE BEDROOM FLAT WITH PRIVATE RESIDENTS GARDEN

#### DESCRIPTION

A spacious two bedroom flat set within a stunning Georgian building, offering an abundance of natural light and attractive views across Clifton. The property features two generous double bedrooms, a large living room, separate kitchen, and a well proportioned bathroom. The private residents communal garden is a beautifully maintained hidden gem. Enclosed on three sides, with access via doorways in the individual rear garden walls, this peaceful space is planted with a variety of fruit trees, vegetables, and herbaceous plants. Open grassy areas, mature trees, and a pond attract local wildlife, creating a serene escape in the heart of Clifton.

Ideally positioned on the edge of Clifton Village, this highly sought-after address provides immediate access to some of the area's best amenities. Perfectly positioned at the end of Birdcage Walk and moments from the green open spaces of Victoria Square. The independent boutiques, popular restaurants, and charming coffee shops of Clifton Village are just a short stroll away, while the wider range of shops and services along Whiteladies Road are also within easy reach.

#### RESIDENTS GARDEN

Residents of Richmond Terrace also gain access to beautiful private communal gardens to the rear. Outside the property, accessed via a coded gates, are the communal gardens which provide exclusive access for only the Richmond Terrace residents to enjoy. Within the gardens there are mature planters, flower beds, outdoor seating and even vegetable beds for growing various fruit and veg of your choosing.

#### LOCATION

Situated in the heart of Clifton, one of Bristol's most desirable and picturesque areas, this property enjoys a prime position within a handsome Georgian terrace. The location offers a perfect balance of city living and village charm.

The property is just a short stroll from Clifton Village, renowned for its array of independent boutiques, cafés, restaurants, and bars, creating a vibrant yet relaxed atmosphere. Whiteladies Road is also within easy reach, providing a wider selection of shops, supermarkets, and excellent transport links.

The University of Bristol is within walking distance, making the property particularly attractive to academics, professionals, and investors alike. For outdoor space, the open green expanses of The Downs are nearby, ideal for walking, running, and leisure.

#### ACCOMMODATION

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

#### COMPLETION

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

#### TENURE

We understand the property is for sale on a leasehold basis with approximately 979 years remaining. Please refer to the online legal pack for confirmation.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

#### 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](mailto: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](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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.

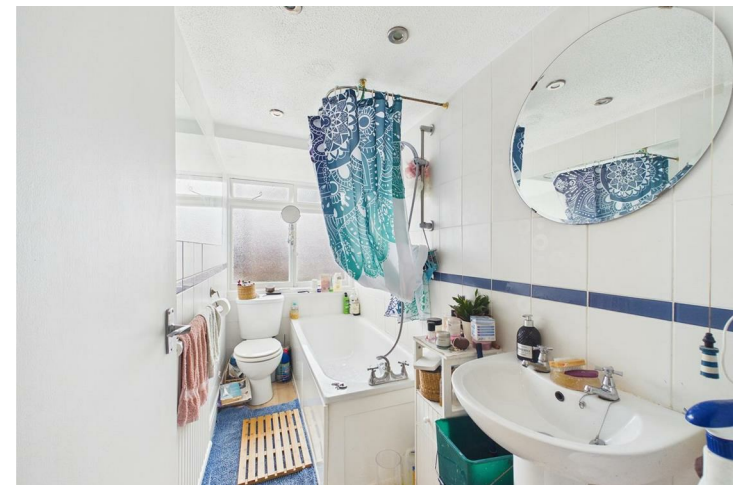
#### PRELIMINARY DEPOSITS

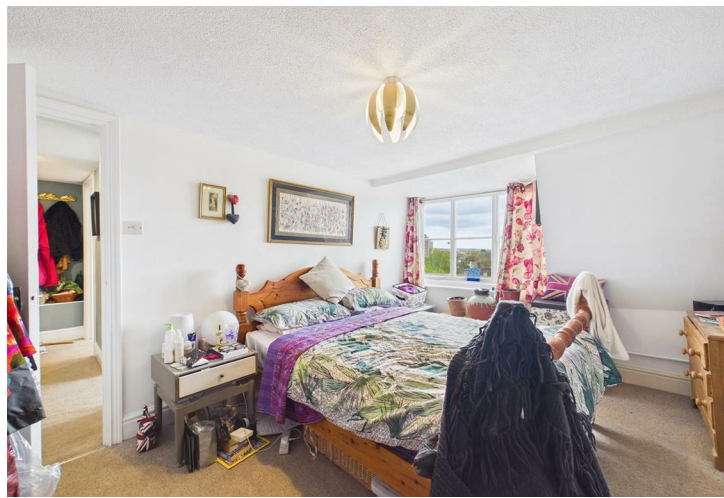
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 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.

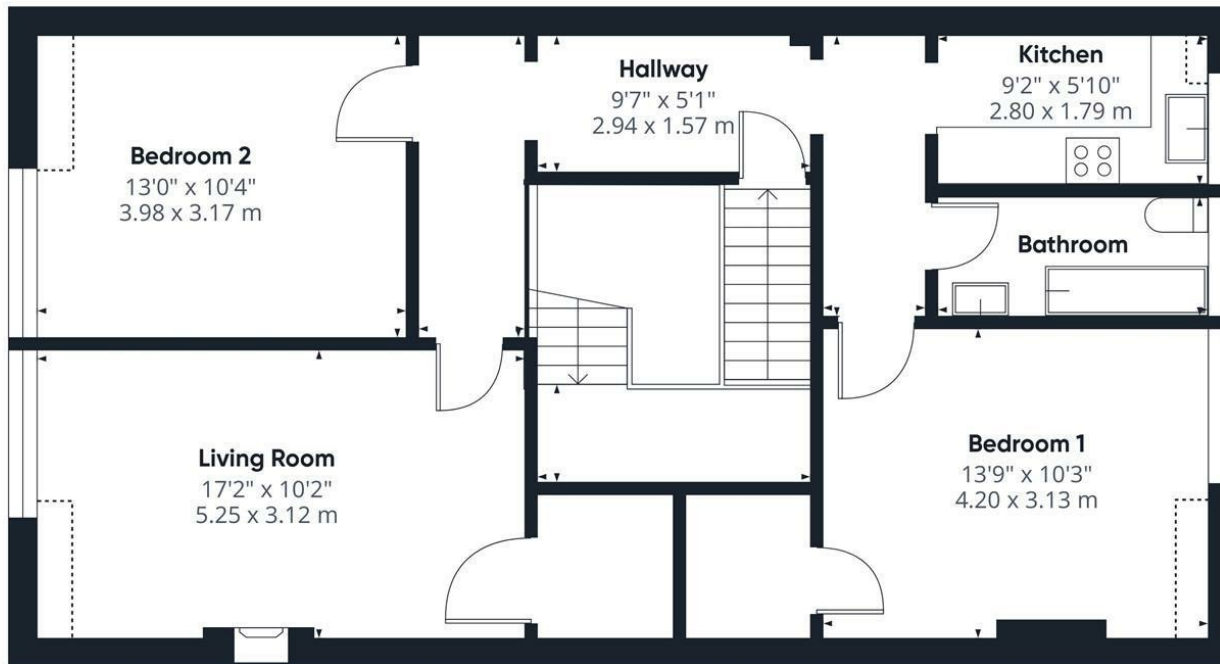
#### RENTAL ESTIMATES

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.



**Approximate total area<sup>(1)</sup>**  
 753 ft<sup>2</sup>  
 69.7 m<sup>2</sup>

**Reduced headroom**  
 19 ft<sup>2</sup>  
 1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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