

MAGGS & ALLEN

2A HENBURY ROAD
WESTBURY-ON-TRYM, BRISTOL, BS9 3HJ



Guide Price: £250,000+

A well-presented first floor 3-bedroom apartment in a recently converted period building, situated in the heart of Westbury-on-Trym village. The property has been finished to a high standard and is let producing £25,020 per annum - making the property a superb and high yielding investment.

A short level walk onto the High Street offers a wide range of shops, bars and restaurants. A superb opportunity for landlords and investors.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment

SUMMARY

MODERN 3-BEDROOM FLAT - LET AT £25,020 PA

DESCRIPTION

A stylish first-floor, three-bedroom apartment set within a converted period building, ideally located in the vibrant heart of Westbury-on-Trym village. The property has been finished to an excellent standard throughout and is currently let, generating a strong annual income of £25,020 – offering an attractive return for investors.

Just a short, level stroll from the bustling High Street, residents can enjoy a fantastic selection of independent shops, cafes, bars, and restaurants. An exceptional opportunity for landlords and investors alike.

LOCATION

The property is situated in the heart of Westbury on Trym, a level walk to the High Street with its variety of shops, restaurants, bars and supermarkets. Westbury on Trym is amongst the most sought after locations in Bristol and provides easy access to the open green spaces of Durdham Downs and Canford Park. For the commuter, there are excellent transport links to the motorway networks (M5, M4, M32) and the centre of Bristol.

ACCOMMODATION

The property is accessed via an external staircase at the rear of the building and comprises an entrance hall, an open-plan kitchen/dining/living room, three bedrooms and a shower room.

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

RENTAL DETAILS

The property is let on a 12-month Assured Shorthold Tenancy agreement from 14th July 2025 at a rent of £2,085 pcm (£25,020) per annum excluding bills.

TENURE

The property is for sale on the basis of a new 999 year lease.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

HMO LICENSING & PLANNING

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.

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

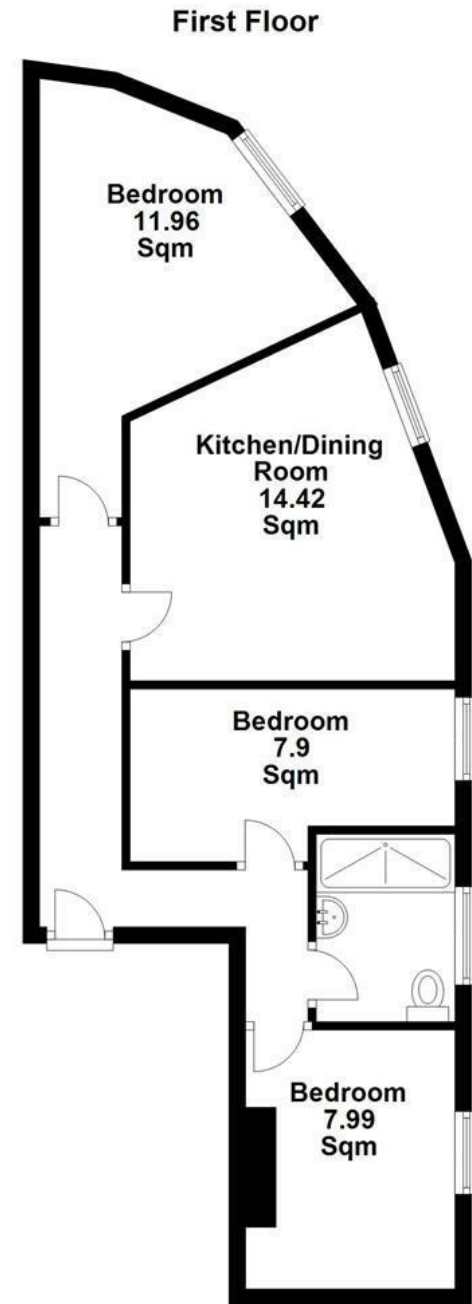
Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*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.



Plan produced using PlanUp.



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.