

# MAGGS & ALLEN

16 VINCENT CLOSE

LAWRENCE WESTON, BRISTOL, BS11 0TZ

**Guide Price: £60,000 - £70,000**

- 12 February LIVE ONLINE AUCTION
- GUIDE PRICE £60,000-£70,000
- Top floor 2-bedroom flat with private balcony
- In need of modernisation throughout
- Cash buyers only
- Close proximity to Blaise Castle Estate
- Potential rental income of £1,000 pcm (£12,000 PA)
- 10-week completion



Auction & Commercial  
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## FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

TWO-BEDROOM TOP FLOOR FLAT - IDEAL BUY TO LET INVESTMENT

## DESCRIPTION

A bright and spacious top-floor, two-bedroom apartment within a purpose-built block in the heart of Lawrence Weston. Offering generous room sizes and a private balcony, the property presents an exciting opportunity for buyers looking to modernise and add value - ideal for both private purchasers and buy-to-let investors with a potential rental income in the region of £1,000 pcm (£12,000 per annum). Included in the service charge is a communal laundrette.

The flat is within easy reach of the beautiful Blaise Castle Estate, St Bede's Catholic College, and a wide selection of local shops and amenities. An excellent option for those seeking space and potential.

## LOCATION

The property is situated on Vincent Close off Long Cross in Lawrence Weston. Excellent transport links are provided to the city centre and Cribbs Causeway and a wide range of green open spaces including Blaise Castle Estate are within walking distance.

## ACCOMMODATION

The flat comprises of an entrance hall, living room with access to a private balcony, kitchen, two double bedrooms and a bathroom.

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

## TENURE

We understand the property is held on the residue of a 125 year lease with approximately 115 years remaining. Please refer to the online legal pack for confirmation.

## SERVICE CHARGE

We understand the service charge for 2025/2026 is £129.19 per month (£1,550.28 per year).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## COMPLETION

Completion for this lot will be 10 weeks from exchange of contracts or sooner by mutual agreement.

## 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)

## \*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.

## 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.

## PRELIMINARY DEPOSITS

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

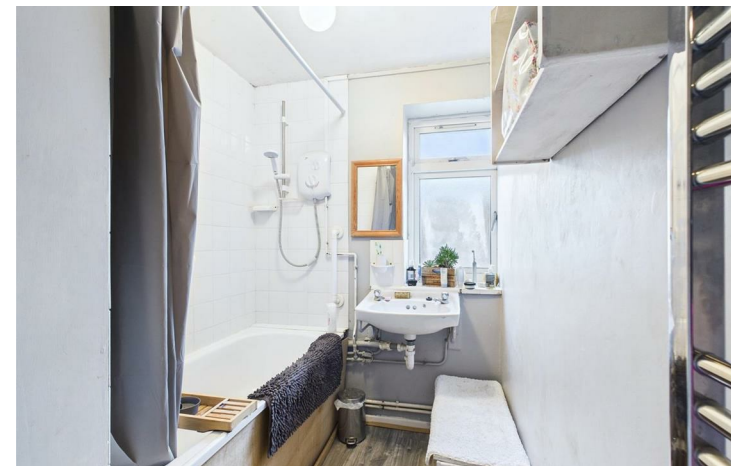
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

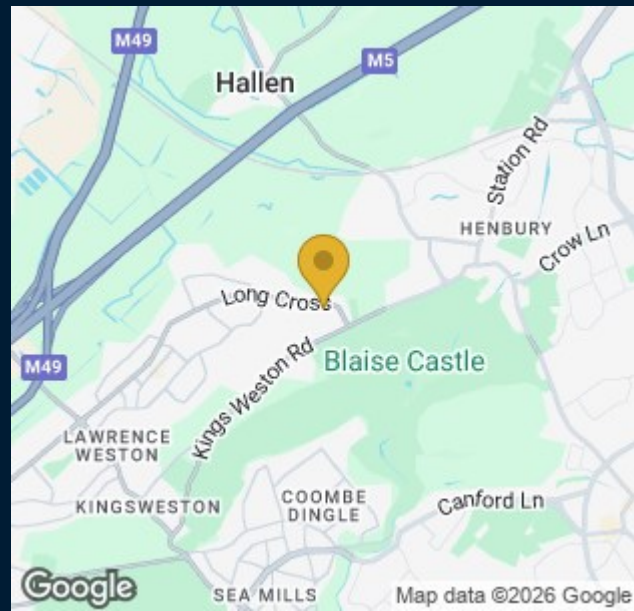
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## 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.







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