

# MAGGS & ALLEN

41 CHAPLIN ROAD  
EASTON, BRISTOL, BS5 0JT



## AUCTION GUIDE £145,000

A well-proportioned two-bedroom first-floor flat, occupying a desirable corner position within a sought-after residential location. The property is ideally situated just a short walk from a range of shops and cafés along St Marks Road and Stapleton Road, whilst also being within convenient reach of Bristol City Centre. In need of refurbishment, this property represents an excellent opportunity for purchasers seeking a project, whether as a first home or an investment with strong potential to add value. Once modernised, the flat is anticipated to achieve a rental income in the region of £15,600 per annum.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# FLAT 2, 41 CHAPLIN ROAD, EASTON, BRISTOL, BS5 0JT



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

GENEROUSLY PROPORTIONED TWO-BEDROOM FIRST-FLOOR FLAT IN NEED OF REFURBISHMENT

## DESCRIPTION

A generously proportioned two-bedroom first-floor flat occupying a desirable corner position. Situated in a sought-after residential area, it's only a short walk from the vibrant shops and cafés of St Marks Road and Stapleton Road, and within easy reach of Bristol City Centre. Requiring refurbishment, the property presents an excellent opportunity for first-time buyers seeking a project or investors aiming to add value. Once modernised, the flat has an estimated rental potential of circa £15,600 per annum.

## LOCATION

This popular location benefits from easy access to the City Centre, local train stations and the M32 motorway, making it a perfect location for commuters. There are many local amenities nearby including the independent shops and cafés on St Marks Road.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout. The floor plan is provided for indicative purposes only and should not be relied upon.

## TENURE

The property is offered for sale on the basis of a new 999 year lease. Please refer to the auction legal pack for a copy of the draft lease.

## LEASE DETAILS

Please refer to the legal pack.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## 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 you 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.

## 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.

## 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.