



# MAGGS & ALLEN

42 CALEDONIA PLACE  
CLIFTON, BRISTOL, BS8 4DN

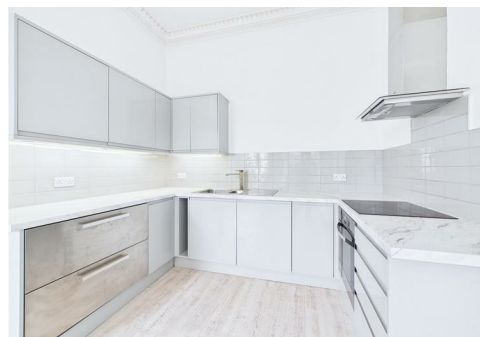
**Guide Price: £295,000+**

- 18 September LIVE ONLINE AUCTION
- Stunning Georgian Residence
- Spacious first floor flat
- Tastefully modernised
- Modern kitchen & bathroom
- Large double bedroom
- Access to Caledonia Gardens



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 18 September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

BEAUTIFUL AND SPACIOUS ONE BEDROOM FLAT IN AN IMPRESSIVE GEORGIAN BUILDING SITUATED IN CLIFTON VILLAGE

#### DESCRIPTION

This is a prime central Clifton address and the property is situated in one of Clifton's most iconic Georgian terraces. This large and exceptionally spacious first floor flat has been tastefully modernised with a contemporary kitchen and bathroom. There are high ceilings, large sash windows which provide endless light and feature period cornicing plus a useful private storage cupboard that is only accessible for this flat and is situated on the communal hallway. The residents also have the benefit of having access to the beautifully well maintained Mall Gardens which run between West Mall and Caledonia Place and there is a residents parking permit scheme. This property is situated in the heart of Clifton Village, overlooking the tree-lined Mall Gardens in a highly desirable location within walking distance to an amazing selection of shops and restaurants. Ideal for both private buyers and investors alike, with an estimated rental income of circa £18,000 per annum.

#### LOCATION

A prime central Clifton Village address situated opposite the gardens in Caledonia Place and within circa 200m from Brunel's famous Suspension Bridge. This highly desirable area boasts an array of independent shops, bakeries, cafes and restaurants and close by are many notable landmarks in proximity, including Ashton Court, Durdham Downs and the Clifton Observatory.

#### ACCOMMODATION

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

#### GARDENS

The residents have access to the beautifully well maintained Mall Gardens which run between West Mall and Caledonia Place.

#### PARKING

The property is located within the residents parking scheme

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### TENURE

Understood to be leasehold. Please refer to the Auction Legal Pack.

#### 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.

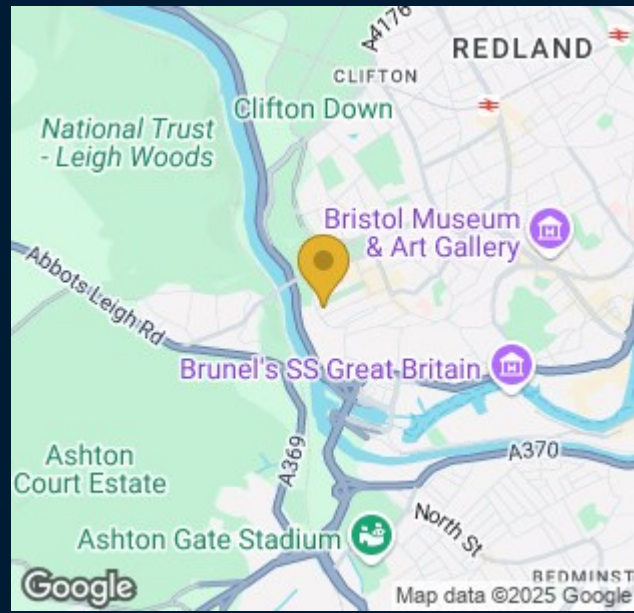
#### RESERVE PRICE

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.





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>m</sup>  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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